



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, March 7, 2013
AGENDA

BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

*The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

(1) **S123-076**
(CC District 2)

An application to replat a 0.265 acre tract of land containing part of Lot 6 and part of Lot 7 in City Block 7/708 into one lot on property located at 4907 Bryan Street, northeast of Fitzhugh Avenue.

Applicant/Owner: Harvey Mineral Partners

Surveyor: Maddox Raul Reyes Surveying

Application Filed: February 6, 2013

Zoning: MF-2(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S123-078**
(CC District 14) An application to replat Lots 14 and 15 to create an 8 lot Shared Access Development with lots ranging in size from 0.041 acre to 0.059 acre from a 0.367 acre tract of land in City Block 32/1573 on property located at 4107 Holland Avenue.
Applicant/Owner: David Weekley homes / Fred V. Luhnnow, Jr., Joe Bob Burkleo, Natalie I. Hayes, Roy L. Lane, Ronald Gallagher, Jesse Wade Driver, III
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: February 11, 2013
Zoning: PD 193(MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S123-079**
(CC District 5) An application to create one 138.43 acre lots, one 224.27 acre lot and one 2.25 acre lot from a 364.945 acre tract of land City Blocks 6258, 6259 and 7972 on property located south of Great Trinity Forest Way at Pemberton Hill Road.
Applicant/Owner: City of Dallas
Surveyor: City of Dallas
Application Filed: February 12, 2013
Zoning: AA, CS, R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S123-080**
(CC District 5) An application to create three lots from a 104.60 acre tract of land in City Blocks 6257 and 6258 on property located on Great Trinity Forest Way west of Pemberton Hill Road.
Applicant/Owner: City of Dallas
Surveyor: City of Dallas
Application Filed: February 12, 2013
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S123-081**
(CC District 5) An application to create one 265.51 acre lot from a tract of land in City Blocks 7562, 7563, and 7657 on property located on Great Trinity Forest Way at the Trinity River.
Applicant/Owner: City of Dallas
Surveyor: City of Dallas
Application Filed: February 12, 2013
Zoning: IR, CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S123-082**
(CC District 5) An application to create one 142.65 acre lot from a tract of land located in City Blocks 6238, 6239, 7982, and 7985 on property located on U.S. Highway 175 (C.F. Hawn Freeway) west of Pemberton Hill Road.
Applicant/Owner: City of Dallas
Surveyor: City of Dallas
Application Filed: February 12, 2013
Zoning: PD 533, CS, LI, and IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S123-083**
(CC District 5) An application to create one 35.62 acre lot and one 478.78 acre lot from a 520.38 acre tract of land in City Blocks 6258, 6259, and 7972 on property located south on Great Trinity Forest Way at the Trinity River.
Applicant/Owner: City of Dallas
Surveyor: City of Dallas
Application Filed: February 12, 2013
Zoning: A(A), CS, R-7.5(A), IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S123-084**
(CC District 5) An application to create two lots from a 337.99 acre tract of land in City Blocks 6239, 6257, and 7948 on property located north of Great Trinity Forest Way at the Trinity River.
Applicant/Owner: City of Dallas
Surveyor: City of Dallas
Application Filed: February 12, 2013
Zoning: A(A), IR, PD 595 R-7.5(A), LI, IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S123-085**
(CC District 5) An application to create one 35.78 acre lot, one 106.42 acre lot, and one 236.67 acre lot from a 378.86 acre tract of land in City Block 6239, and City Block 6257 on property located on Pemberton Hill Road, north of Great Trinity Forest Way.
Applicant/Owner: City of Dallas
Surveyor: City of Dallas
Application Filed: February 13, 2013
Zoning: A(A), R-7.5(A), MF-2(A), LI,
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S123-086**
(CC District 2) An application to replat a 0.34 acre tract of land containing all of Lots 13 and 15 in City Block 4/1987 into one lot on property located at 1828 and 1832 Euclid Avenue, north of Henderson Avenue.
Applicant/Owner: Josh LeComte/1811 Euclid, LLC
Surveyor: Xavier Chapa
Application Filed: February 12, 2013
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S123-087**
(CC District 6) An application to create one 0.699 acre lot from a tract of land in City Block 5794 on property located at 10002 Harry Hines Blvd. at Storey Lane, southeast corner.
Applicant/Owner: H.R. Jaura/Ector Convenience Store, Inc.
Surveyor: Xavier Chapa
Application Filed: February 12, 2013
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S123-090**
(CC District 8) An application to create one 1.537 acre lot and one 14.115 acre lot from a 15.260 acre tract of land in City Block 7547 located at 3400 Wheatland Road, east of Virginia Drive.
Applicant/Owner: Roger Franz / N3 Real Estate
Surveyor: A&W Surveyors, Inc.
Application Filed: February 12, 2013
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S123-091**
(CC District 8) An application to create one 10.459 acre lot from a tract of land in City Block 8558 on property located at 3555 Middlefield Road, southeast of St. Augustine Road.
Applicant/Owner: Pedro Beltran
Surveyor: A&W Surveyors, Inc.
Application Filed: February 12, 2013
Zoning: A(A), R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (14) **S123-088**
(CC District 13)
- An application to replat a 0.643 acre tract of land containing all of Lots 16 and 17 in City Block A/6145 into one 0.276 acre lot and one 0.367 acre lot on property located at 4040 and 4046 Davila Drive.
- Applicant/Owner: Robert G. and Jennifer B. Black
Surveyor: Texas Heritage Surveying , LLC
Application Filed: February 12, 2013
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- W123-003**
Audrey Butkus
(CC District 4)
- An application for a waiver of the two-year waiting period in order to submit an application to amend Specific Use Permit No. 1939 for an open-enrollment charter school on the south side of Military Parkway, between Delafield Lane and Darby Drive.
- Staff Recommendation: **Denial**
Applicant: Rosa Rosales
- W123-004**
Audrey Butkus
(CC District 7)
- An application for a waiver of the two-year waiting period in order to submit an application to construct a new athletic facility on a portion of Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the east corner of Meadow Street and Birmingham Avenue.
- Staff Recommendation: **Denial**
Applicant: Karl Crawley - Masterplan
- D123-007**
Olga Torres Holyoak
(CC District 3)
- An application for a development plan for Planned Development District No. 468 on an area between Dealey Avenue to the north, East Greenbriar Lane to the west, east of Plowman Avenue.
- Staff Recommendation: **Approval**
Applicant: Maple Multifamily, LLC
Representative: Robert Baldwin, Baldwin and Associates

Certificates of Appropriateness for Signs

Downtown Special Provision Sign District

- 1211151038**
Carrie Gordon
(CC District 14)
- An application for a Certificate of Appropriateness by Dean Kraus of Reynolds Signage Solutions for a 336 square foot upper level flat attached sign at 1601 Elm Street (West elevation).
- Applicant: Dean Kraus
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

1301031018
Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Jerry Bural of Environmental Signage Solutions for a 509 square foot upper level flat attached sign at 1707 San Jacinto Avenue (Northwest elevation).

Applicant: Jerry Bural
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

1301251010
Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Carl Large of Metroplex Signs for a 240 square foot upper level flat attached sign at 2323 Bryan Street (South elevation).

Applicant: Carl Large
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

1301251029
Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Carl Large of Metroplex Signs for a 300 square foot upper level flat attached sign at 2323 Bryan Street (North elevation).

Applicant: Carl Large
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

1301281107
Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 182 square foot upper level flat attached sign at 1025 Elm Street (South elevation).

Applicant: Bobby Nichols
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

1301281109
Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 120 square foot upper level flat attached sign at 1025 Elm Street (North elevation).

Applicant: Bobby Nichols
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

1301281110
Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 500 square foot upper level flat attached sign at 1025 Elm Street (West elevation).

Applicant: Bobby Nichols
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

1301311031
Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 57 square foot lower projecting attached sign at 1025 Elm Street (South elevation).

Applicant: Bobby Nichols

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Deep Ellum Special Provision Sign District

1301301051
Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of City Sign Services for a 308 square foot flat attached premise sign at 2556 Elm Street (East elevation).

Applicant: Bobby Nichols

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

McKinney Avenue Special Provision Sign District

1301045001
Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for an 87.50 square foot detached premise sign at 2828 Routh Street (Northwest elevation).

Applicant: Bobby Nichols

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Zoning Cases - Consent

1. **Z123-174(MW)**
Megan Wimer
(CC District 2)

An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District on the north side of Stemmons Freeway, east of Medical District Drive.

Staff Recommendation: **Approval**, subject to a development/landscape plan and conditions.

Applicant: Dallas Proton Treatment Center, LLC

Representative: Robert Reeves

2. **Z123-181(MW)**
Megan Wimer
(CC District 5)

An application to **1)** terminate deed restrictions and **2)** for a Specific Use Permit for an open-enrollment charter school on property zoned an MF-1(A)-D Multifamily District with deed restrictions and a D Liquor Control Overlay on a portion on the south side of Lake June Road, west side of Oak Hill Circle.

Staff Recommendation: **Approval** of the termination of deed restrictions and **approval** of a Specific Use Permit for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, traffic management plan and conditions.

Applicant: Charter Development Company, LLC

Representative: David Speicher

3. **Z123-180(AB)**
Audrey Butkus
(CC District 4)
- An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District on the east side of South Beckley Avenue, between East McVey Avenue and East Corning Avenue.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant/Representative: Hugo Martinez
4. **Z123-152(WE)**
Warren Ellis
(CC District 8)
- An application for an amendment to Tract 2C, Tract 3 and Tract 4 portion of Planned Development Subdistrict No. 240 on the south line of IH 20, east of Hampton Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: TCDFW Development, Inc.
Representative: Robert Brandt

Zoning Cases – Under Advisement

5. **Z123-165(WE)**
Warren Ellis
(CC District 5)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southeast corner of Scyene Road and Namur Street.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Kirit Gajera
Representative: Audra Buckley
U/A From: February 21, 2013

Zoning Cases – Individual

6. **Z123-169(WE)**
Warren Ellis
(CC District 3)
- An application for a renewal of Specific Use Permit No. 1842 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northwest corner of West Kiest Boulevard and South Cockrell Hill Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: Ann, Inc.
Representative: MASTERPLAN – Santos Martinez

7. **Z123-182(WE)**
Warren Ellis
(CC District 14)
- An application for a renewal of Specific Use Permit No. 1856 for an alcoholic beverage establishment for a bar, lounge or tavern and a commercial amusement (inside) for a dance hall within Planned Development District No. 619 for mixed uses on the northwest corner Main Street and North Field Street.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: FWS Group Dallas LLC.
Representative: Roger Albright
8. **Z123-151(AB)**
Audrey Butkus
(CC District 5)
- An application for an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southeast corner of Lake June Road and Glencliff Drive.
Staff Recommendation: **Denial**
Applicant: Sergio Garcia
Representative: Aranda Planning Consultants
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Other Matters

Minutes: February 21, 2013

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, March 7, 2013

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, March 7, 2013, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider **(1) DCA123-001** - Consideration of amending the Dallas Development Code to amend Handicap Group Dwelling Unit regulations.

TRANSPORTATION COMMITTEE MEETING - Thursday, March 7, 2012, City Hall, 1500 Marilla Street, in the Council Chambers, at 9:00 a.m., to consider **(1)** Sylvan Avenue from IH-30 to Colorado Boulevard – change designation from 6 lane divided roadway to a 4 lane divided with bicycle lanes.

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex, Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]

CITY PLAN COMMISSION**THURSDAY, MARCH 7, 2013****FILE NUMBER:** S123-076**Subdivision Administrator:** Paul Nelson**LOCATION:** 4907 Bryan Street, northeast of Fitzhugh Avenue**DATE FILED:** February 6, 2013**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.265 Ac.**MAPSCO:** 46A**OWNER/APPLICANT:** Harvey Mineral Partners

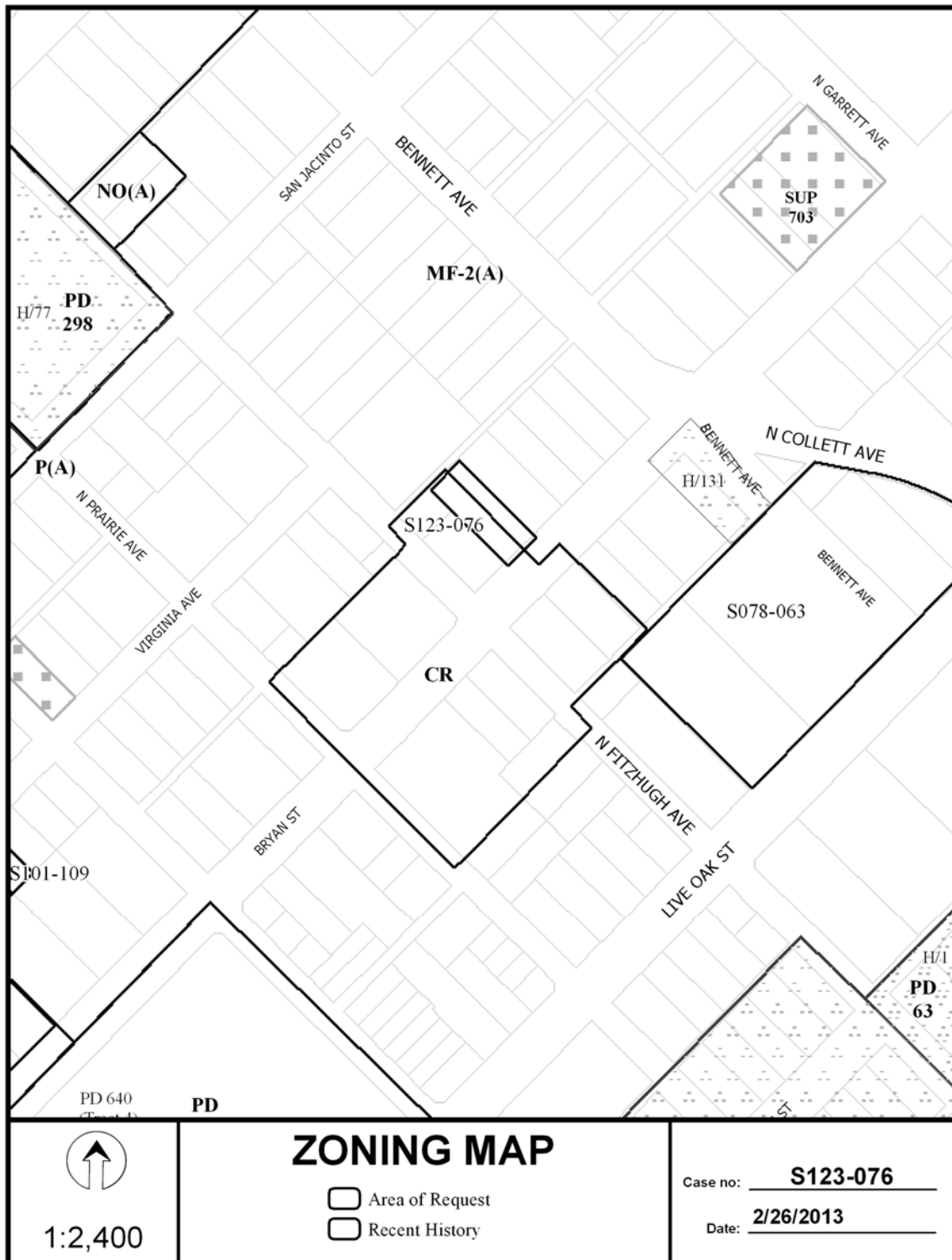
REQUEST: An application to replat a 0.265 acre tract of land containing part of Lot 6 and part of Lot 7 in City Block 7/708 into one lot on property located at 4907 Bryan Street, northeast of Fitzhugh Avenue.

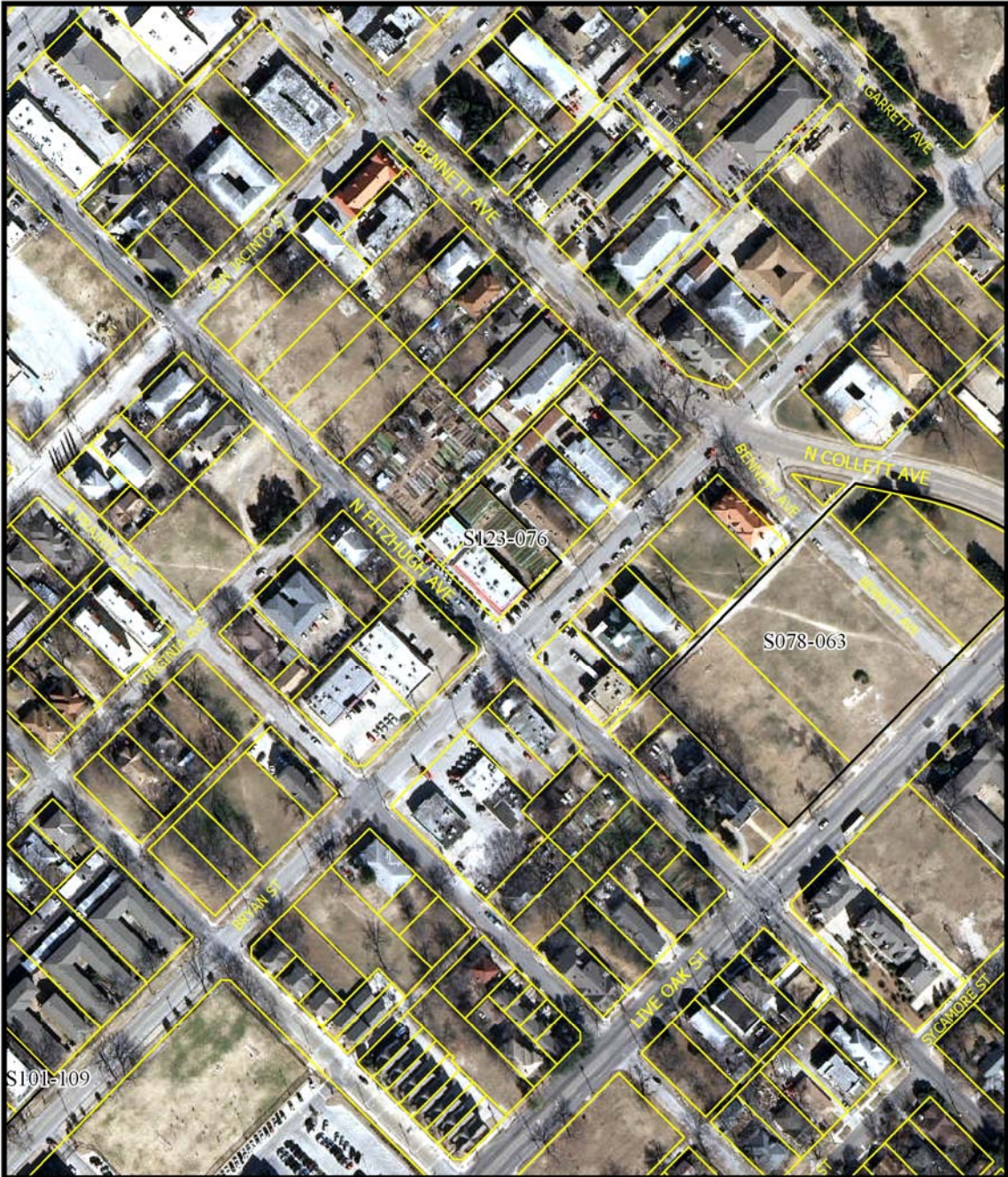
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of MF-2(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

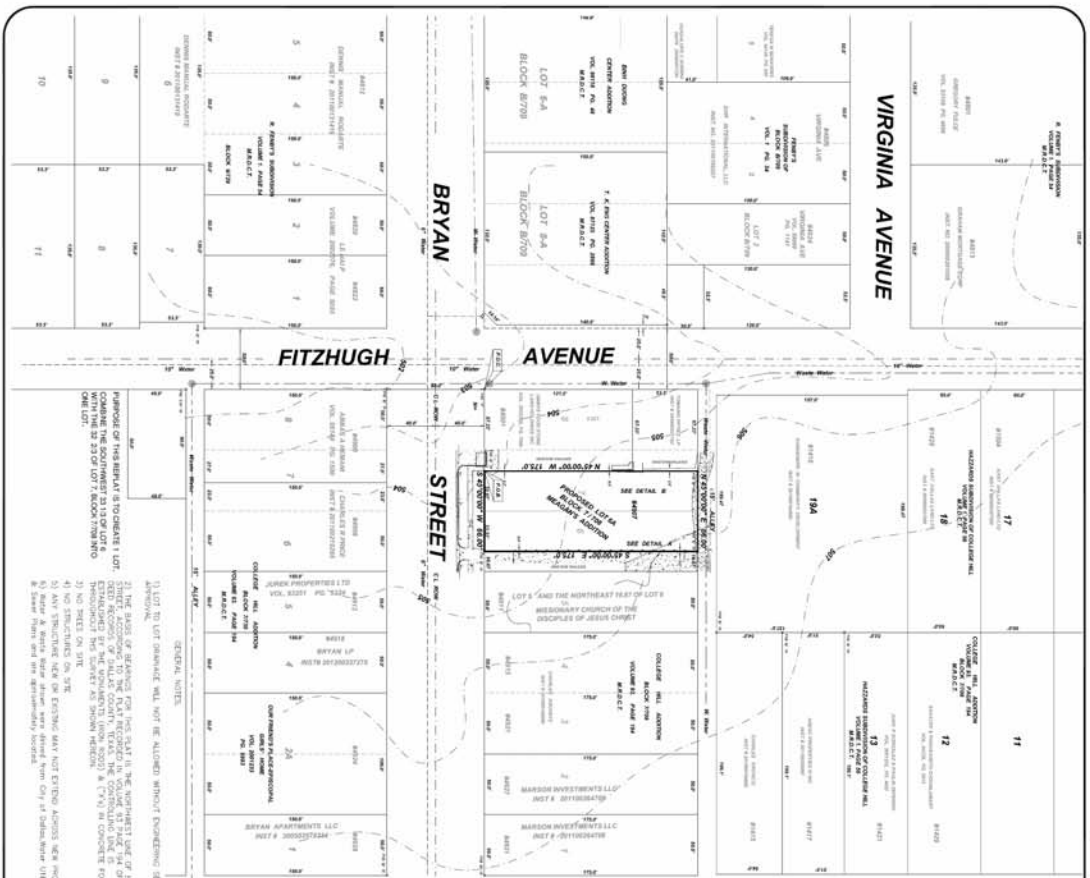
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. Comply with the Peaks Branch drainage requirement. Finished Floor elevation is recommended to be 3 feet above the nearest inlet, top of curb.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat show the correct recording information for the subject property.
18. On the final plat show two control monuments.
19. On the final plat provide the private utility easement for overhead electric.
20. On the final plat provide an alley easement for pavement.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Water main extension is required by Private Development Contract.
23. On the final plat identify the properties as Lots 14A through 14D and Lots 15A through 15D.





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S123-076</u> Date: <u>2/26/2013</u>
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NOTHING SHOWN SHALL BE ALIGNED WITHOUT ENGINEERING DESIGN

1. THE LOTS OF BLOCK 6 ARE TO BE ALIGNED WITHIN EXISTING SECTION 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

FOR PRELIMINARY REVIEW ONLY

NOT TO BE RECORDED FOR ANY PURPOSES

OWNER: HARVEY MURKIN PARTNERS LP
 3811 WINTERGARDEN DRIVE, SUITE 200
 AUSTIN, TEXAS 78731
 PHONE: 512.452.1234

DATE: JANUARY 17, 2013

PROJECT: MEAGAN'S ADDITION
 LOT 6A, BLOCK 7, 708
 11,550 SQ. FT. / 0.265 AC.

J. GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 Being a Re-Plat of the Southwest 33 1/3 of Lot 6 &
 the Northwest 32 2/3 of Lot 7, Block 7708
 COLLEGE HILL ADDITION
 VOLUME 83, PAGE 194
 D.R.D.C.T.

CITY OF DALLAS PLAN FILE NO. S123-078

CITY PLAN COMMISSION**THURSDAY, MARCH 7, 2013****FILE NUMBER:** S123-078**Subdivision Administrator:** Paul Nelson**LOCATION:** 4107 Holland Avenue**DATE FILED:** February 11, 2013**ZONING:** PD 193(MF-2(A))**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.36 Ac.**MAPSCO:** 35T**APPLICANT/OWNER:** David Weekley Homes / Fred V. Luhnnow, Jr., Joe Bob Burkleo, Natalie I. Hayes, Roy L. Lane, Ronald Gallagher, Jesse Wade Driver, III

REQUEST: An application to replat Lots 14 and 15 to create an 8 lot Shared Access Development with lots ranging in size from 0.041 acre to 0.059 acre from a 0.367 acre tract of land in City Block 32/1573 on property located at 4107 Holland Avenue.

SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

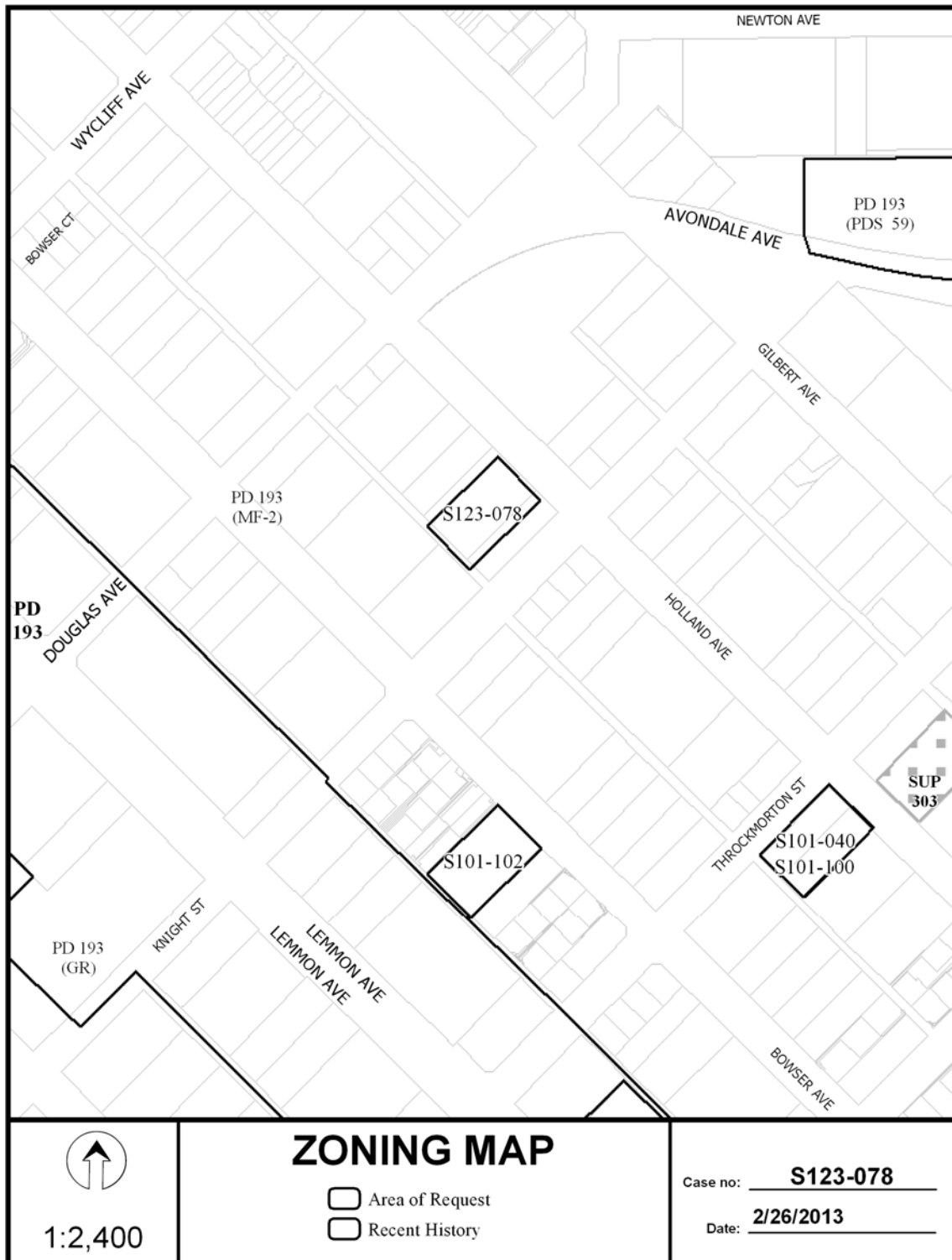
STAFF RECOMMENDATION: The proposed plat complies with the minimum requirements of PD 193(MF-2(A)) and Section 51A-8.403. The "Shared Access Development" concept in part was designed to allow inner city lots to be redeveloped in a manner that will allow the best utilization of the property for development purposes. The proposed plat complies with the intent and the regulations for a shared access development. Therefore, staff recommends approval of the request subject to compliance with the following conditions:

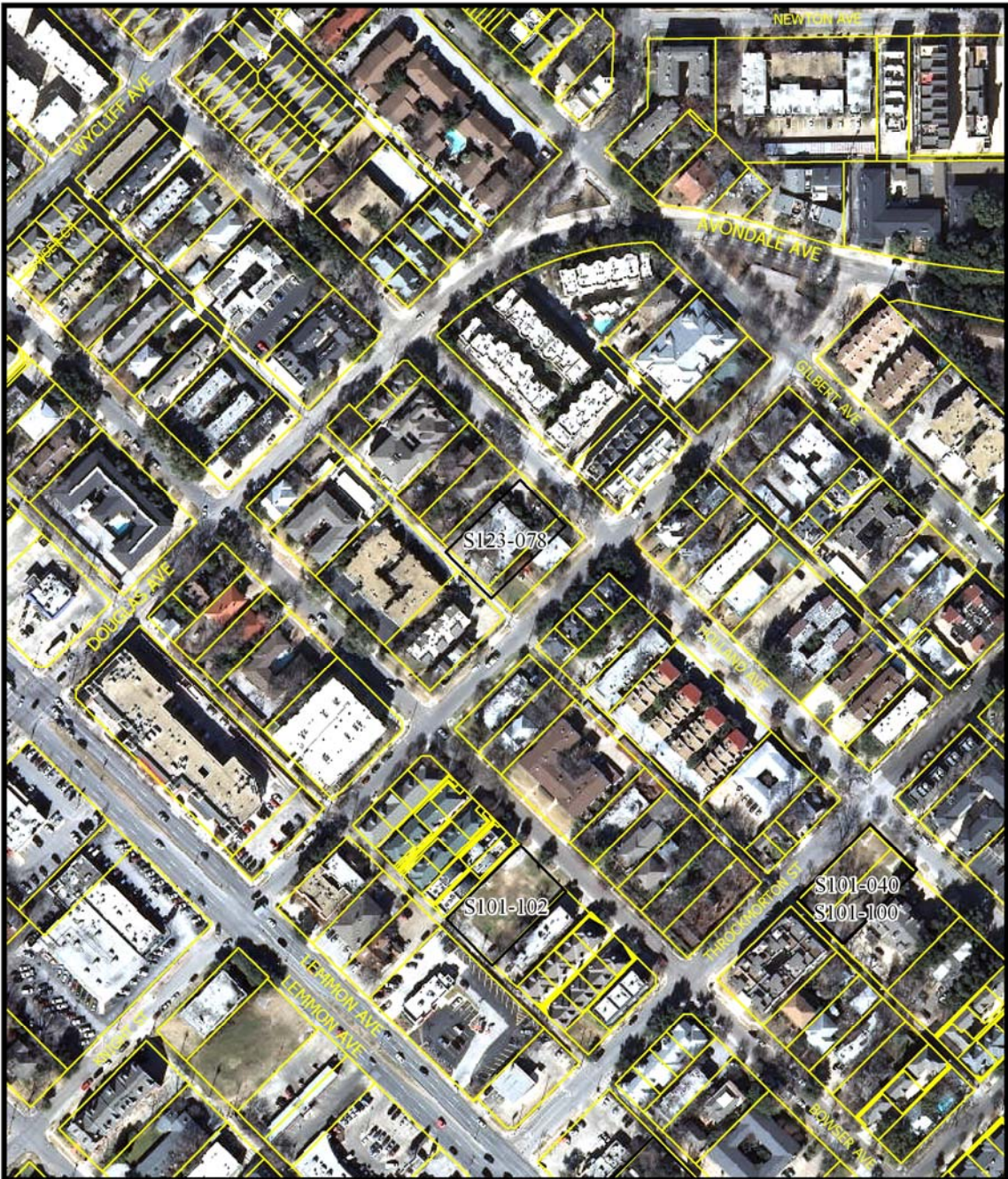
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 8.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. Comply with the guest parking provisions of the Shared Access requirements.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information.
16. On the final plat show two control monuments.
16. On the final plat all chose a different addition name.
17. The Shared Access Area Easement must be recorded by separate Instrument with the recording information placed on the face of the plat.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Water/wastewater main extension is required by Private Development Contract.
21. All water and wastewater construction must follow Dallas Water Utilities Department Shared Access Development Standards.
22. The shared access area must front a minimum width of 20 feet on Holland Avenue.
23. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
24. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat.
25. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have

been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.

26. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of the Dallas City Code, as amended.
27. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document.
28. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
29. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
30. Include the words "Shared Access Development" in the title block of the final plat.
31. Add a note to the final plat stating "This development is restricted to single family dwellings only."
32. The final plat shall limit the number of lots to a maximum of 8 single family lots.
33. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
34. Place a note on the final plat stating: "No vehicular access is permitted to an alley or other adjacent property outside the platted property from the shared access area except to a public or City Council approved private street."
35. The guest parking may be located on a public street in accordance with the requirements of PD 193.
36. If a guard house is provided, it must be at least 30 feet from the shared access point.
37. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or alley.
38. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact Dallas Water Utilities, GIS Section to obtain an approved street name.





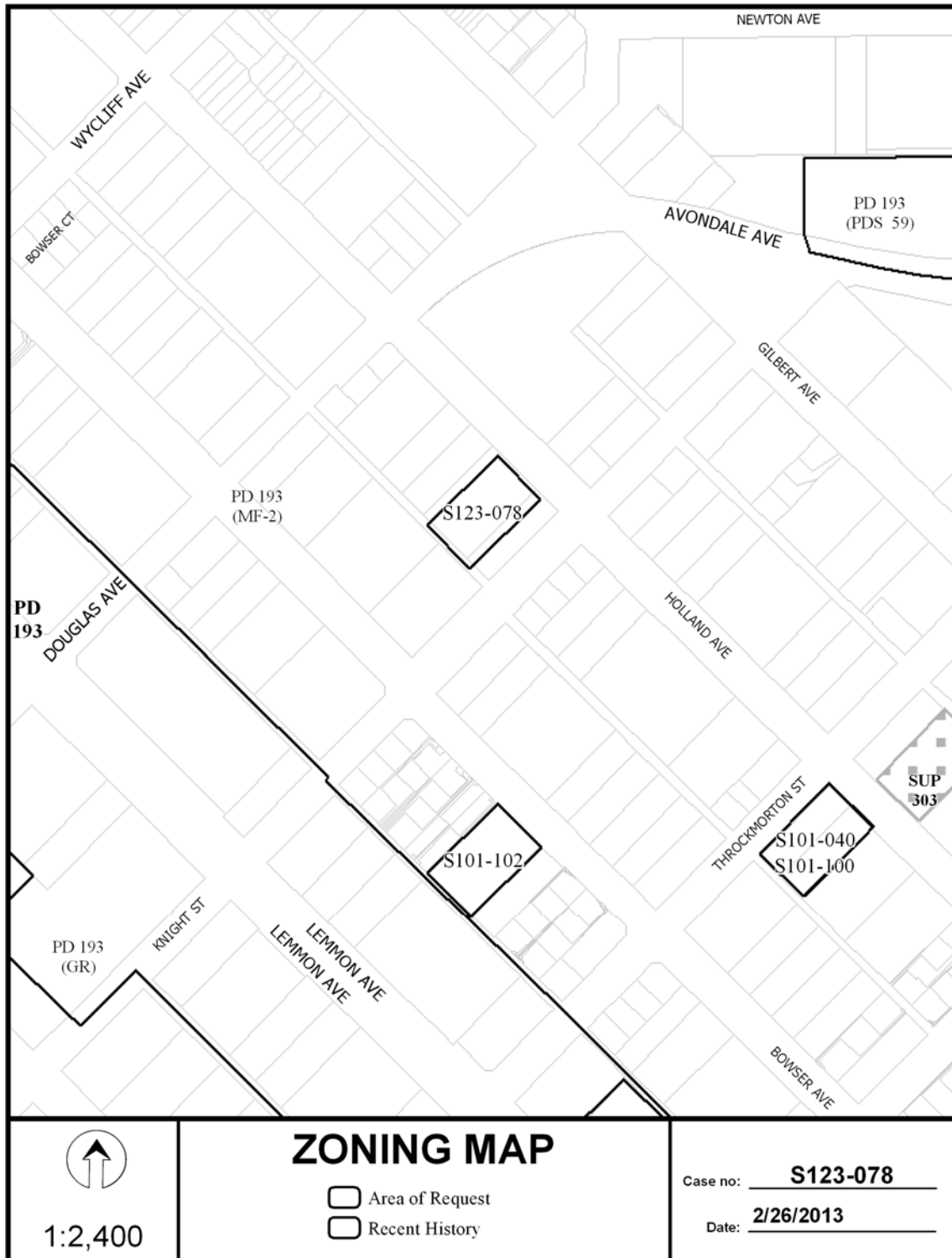
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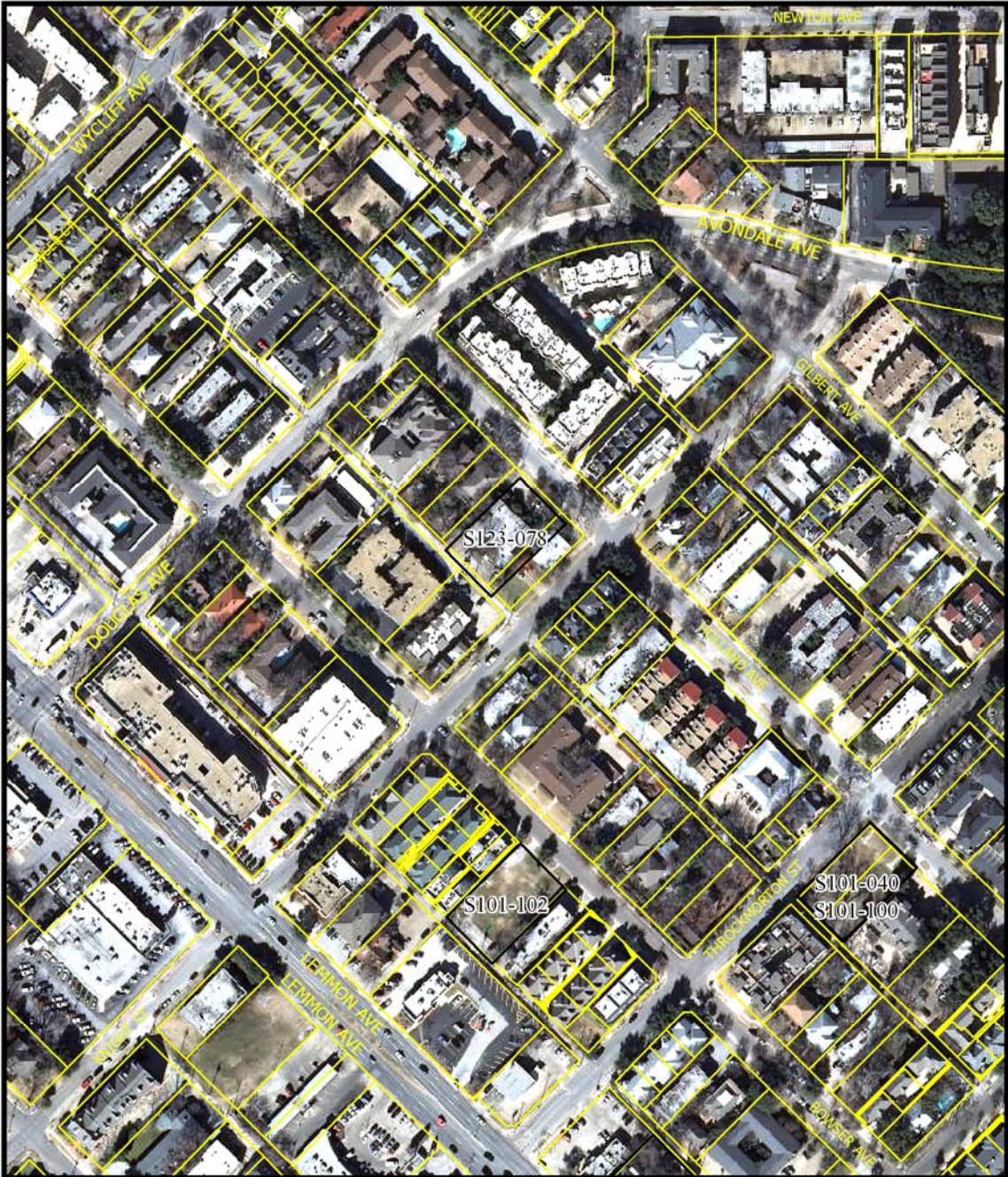
AERIAL MAP

- Area of Request
- Recent History

Case no: S123-078

Date: 2/26/2013





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AERIAL MAP

- Area of Request
- Recent History

Case no: S123-078

Date: 2/26/2013



- NOTES:**
- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
 - 2. THIS PLAN IS BASED UPON A SURVEY BY JOHN H. BROWN, LICENSED SURVEYOR NO. 3510, DALLAS, TEXAS, DATED 12/15/11. THE SURVEY IS ON FILE WITH THE COUNTY CLERK'S OFFICE, DALLAS, TEXAS.
 - 3. THE PROPERTY IS BOUND TO THE WEST BY THE PUBLIC HIGHWAY KNOWN AS KNIGHT STREET, TO THE SOUTH BY THE PUBLIC HIGHWAY KNOWN AS HOLLAND AVENUE, TO THE EAST BY THE PUBLIC HIGHWAY KNOWN AS BOGGS STREET, AND TO THE NORTH BY THE PUBLIC HIGHWAY KNOWN AS CRAMER STREET.
 - 4. THE DIMENSIONS OF THE LOTS SHOWN ON THIS PLAN ARE AS SHOWN ON THE SURVEY BY JOHN H. BROWN, LICENSED SURVEYOR NO. 3510, DALLAS, TEXAS, DATED 12/15/11.

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the property herein described, do hereby certify that the information herein set forth is true and correct to the best of my knowledge and belief, and that the same conforms to the actual facts and conditions of the property herein described.

Signature: _____
 Name: _____

DEVELOPER

DAVID W. LINDEN, JR.
 2228 CARROLL TOWER
 SUITE 1000
 DALLAS, TEXAS 75201
 PHONE: 214-421-4880

ENGINEER

ROBERT J. DAVIS, INC.
 1700 N. CANTON STREET
 SUITE 200
 DALLAS, TEXAS 75201
 PHONE: 972-835-1100

STATE OF TEXAS

COUNTY OF DALLAS

Shaded Access Lane Easement Statement

This plat is approved by the City Engineer of the Department of Development and Engineering, who has issued this plat as evidence of the easement. The easement is hereby created and shall be enforceable under the laws of the State of Texas.

Shaded Access Lane Easement Statement

The undersigned, being the owner of the property herein described, do hereby certify that the information herein set forth is true and correct to the best of my knowledge and belief, and that the same conforms to the actual facts and conditions of the property herein described.

Signature: _____
 Name: _____

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Signature: _____
 Name: _____

CITY PLAN COMMISSION**THURSDAY, MARCH 7, 2013****FILE NUMBER:** S123-079**Subdivision Administrator:** Paul Nelson**LOCATION:** Great Trinity Forest Way at Pemberton Hill Road**DATE FILED:** February 12, 2013**ZONING:** AA, CS, R-7.5(A)**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 364.945 Ac. **MAPSCO:** 57, 58**OWNER/APPLICANT:** City of Dallas

REQUEST: An application to create one 138.43 acre lots, one 224.27 acre lot and one 2.25 acre lot from a 364.945 acre tract of land in City Blocks 6258, 6259 and 7972 on property located south of Great Trinity Forest Way at Pemberton Hill Road.

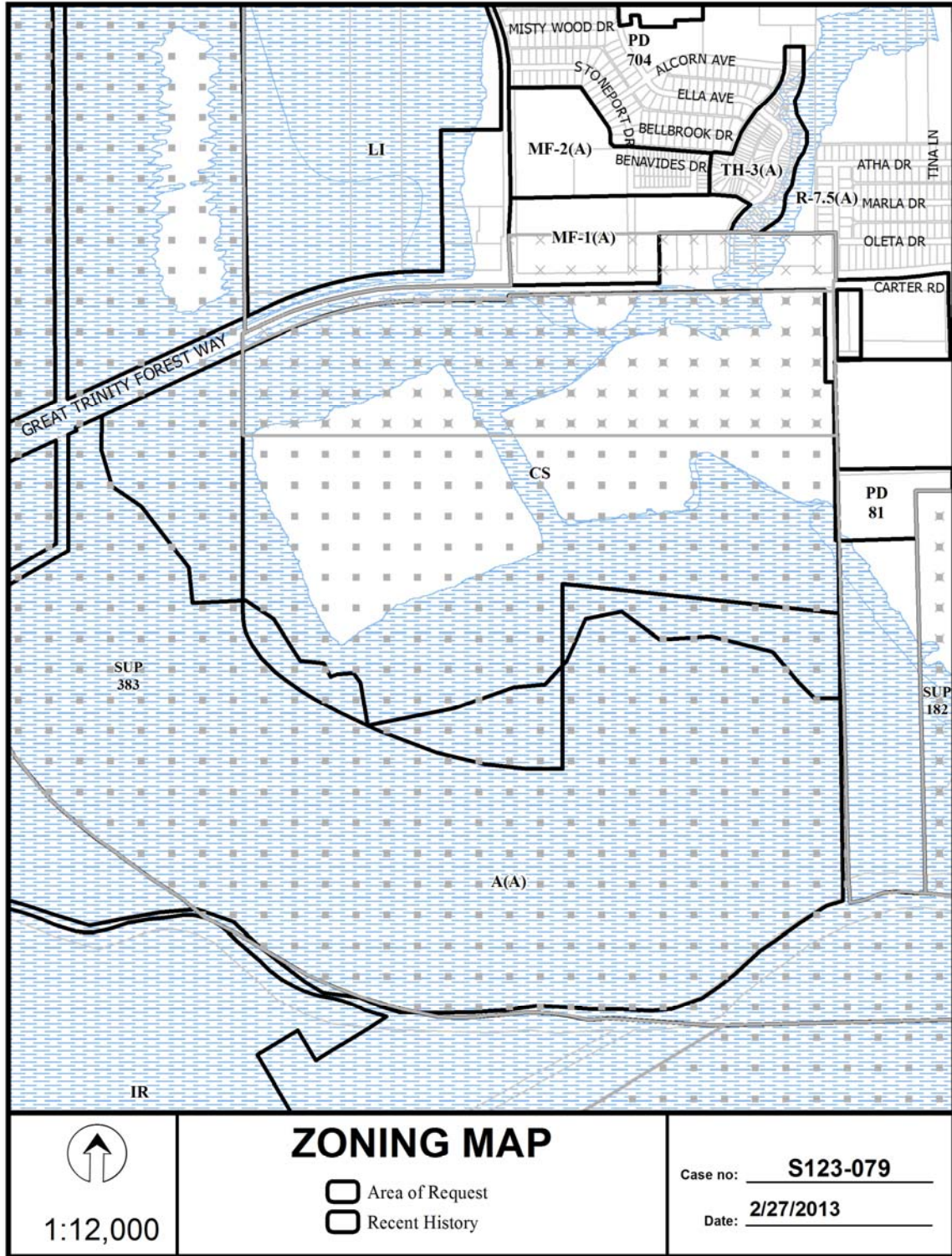
SUBDIVISION HISTORY:

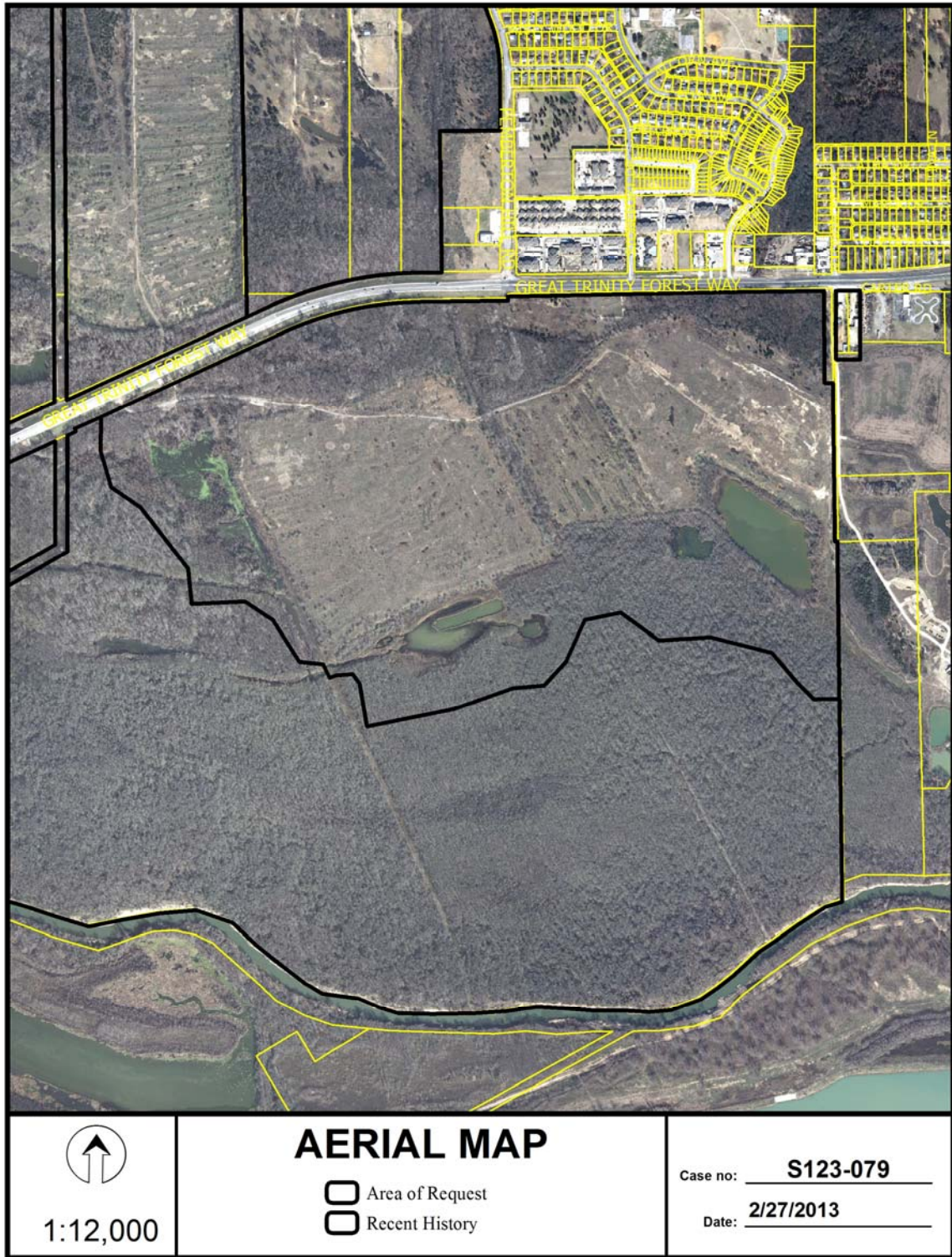
1. S123-080 is an application in the same general area as the subject plat and is an application to create three lots from a 104.60 acre tract of land in City Block 6257 and 6258 on property located on Great Trinity Forest Way west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
2. S123-081 is an application to create one 265.51 acre lot from a tract of land in City Blocks 7562, 7563 and 7657 on property located on Great Trinity Forest Way at the Trinity River. This application is also scheduled for a hearing on March 7, 2013.
3. S123-082 is an application to create one 142.65 acre lot from a tract of land located in City Blocks 6238, 6239, 7982 and 7985 on property located on U.S. Highway 175 (C.F. Hawn Freeway) west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
4. S123-083 is an application to create one 35.62 acre lot and one 478.78 acre lot from a 520.38 acre lot from a tract of land in City Blocks 6258, 6259 and 7972 on property located south on Great Trinity Forest Way at the Trinity River. This application is also scheduled for a hearing on March 7, 2013.
5. S123-084 is an application to create two lots from a 337.99 acre tract of land in City Block 6239, 6257, and 7948 on property located north of Great Trinity Forest Way at the Trinity River and west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
6. S123-085 is an application to create one 35.78 acre lot, one 106.42 acre lot, and one 236.67 acre lot from a 378.86 acre tract of land in City Block 6239 and City Block 6257 on property located on Pemberton Hill Road, north of Great Trinity Forest Way. This application is also scheduled for a hearing on March 7, 2013.

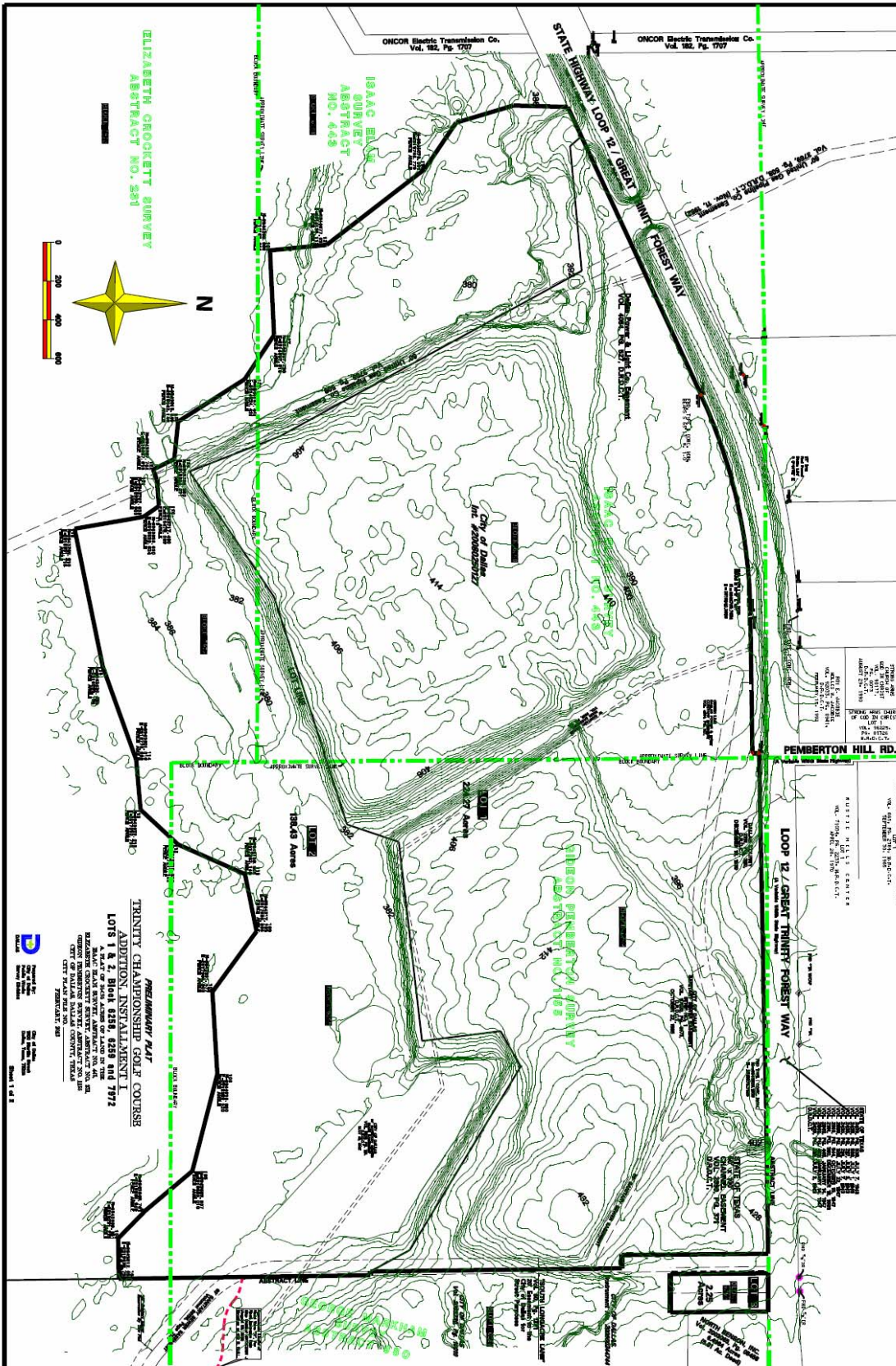
STAFF RECOMMENDATION: The request complies with the requirements of the AA, CS, and R-7.5(A) Districts; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 3.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat dedicate 53.5 feet of right-of-way from the established centerline of Great Trinity Forest Way.
14. On the final plat determine the 100 year water surface elevation across the plat.
15. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.

16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
17. On the final plat specify minimum fill and minimum finished floor elevations.
18. On the final plat show the natural channel set back from the crest of the natural channel.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
21. On the final plat adhere to Survey requirements of State Law and the Platting Guidelines of the City of Dallas, Public Works Department.
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
23. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 30 feet for the 27 inch wastewater main.
24. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
25. Water/wastewater main extension is required by Private Development Contract.
26. Fire hydrant(s) required by Private Development Contract.
27. Change Loop 12 / Great Trinity Forest Way to Great Trinity Forest Way / State Highway Loop No. 12.
28. On the final plat show and label Carter Road.







CITY PLAN COMMISSION**THURSDAY, MARCH 7, 2013****FILE NUMBER:** S123-080**Subdivision Administrator:** Paul Nelson**LOCATION:** Great Trinity Forest Way west of Pemberton Hill Road**DATE FILED:** February 12, 2013**ZONING:** A(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 104.60 Ac.**MAPSCO:** 57**OWNER/APPLICANT:** City of Dallas

REQUEST: An application to create three lots from a 104.60 acre tract of land in City Block 6257 and 6258 on property located on Great Trinity Forest Way west of Pemberton Hill Road.

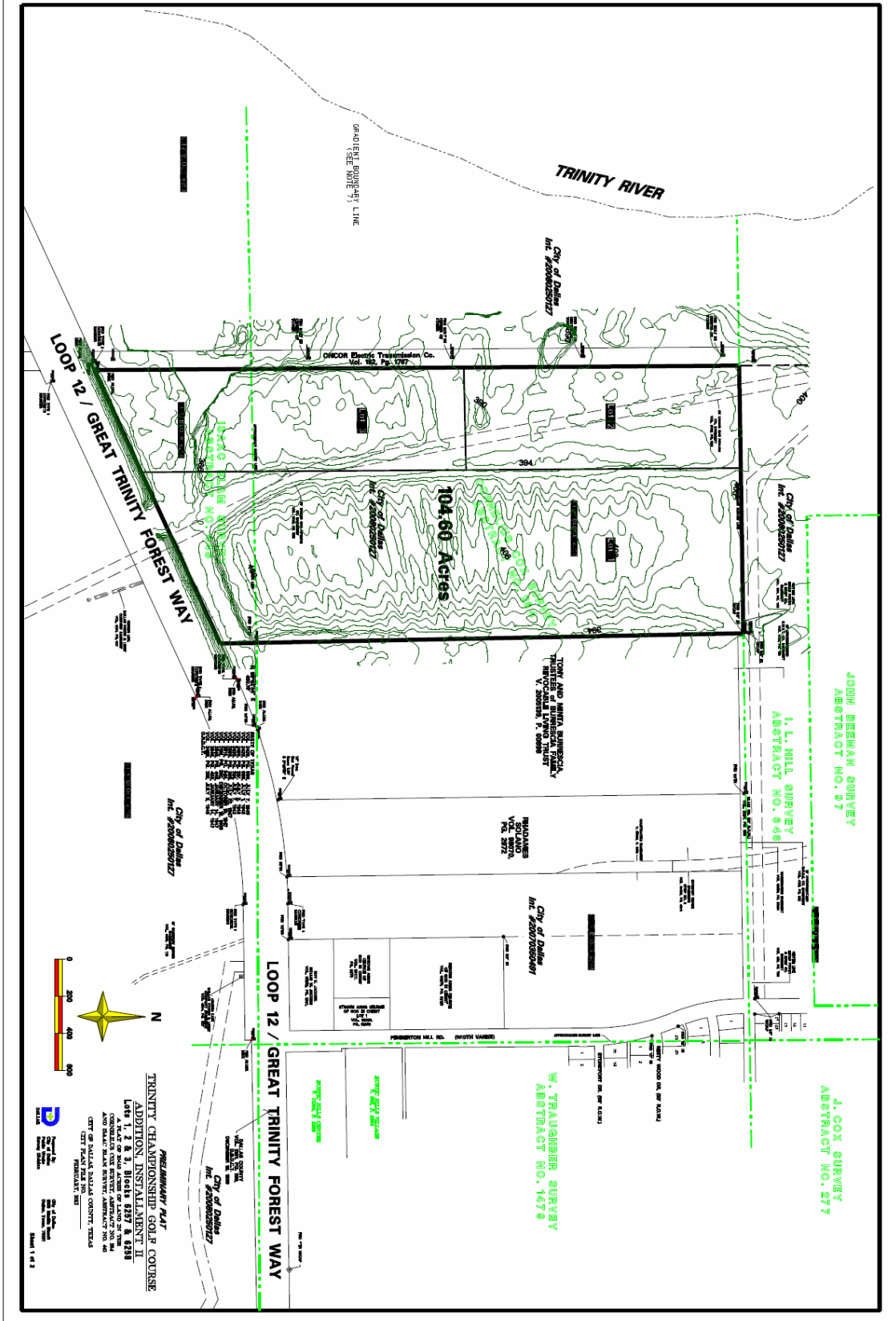
SUBDIVISION HISTORY:

1. S123-179 is an application to create one 138.43 acre lots, one 224.27 acre lot and one 2.25 acre lot from a 364.945 acre tract of land City Blocks 6258, 6259 and 7972 on property located south of Great Trinity Forest Way at Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
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3. S123-082 is an application to create one 142.65 acre lot from a tract of land located in City Blocks 6238, 6239, 7982 and 7985 on property located on U.S. Highway 175 (C.F. Hawn Freeway) west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
4. S123-083 is an application to create one 35.62 acre lot and one 478.78 acre lot from a 520.38 acre lot from a tract of land in City Blocks 6258, 6259 and 7972 on property located south on Great Trinity Forest Way at the Trinity River. This application is also scheduled for a hearing on March 7, 2013.
5. S123-084 is an application to create two lots from a 337.99 acre tract of land in City Block 6239, 6257, and 7948 on property located north of Great Trinity Forest Way at the Trinity River and west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
6. S123-085 is an application to create one 35.78 acre lot, one 106.42 acre lot, and one 236.67 acre lot from a 378.86 acre tract of land in City Block 6239 and City Block 6257 on property located on Pemberton Hill Road, north of Great Trinity Forest Way. This application is also scheduled for a hearing on March 7, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of the A(A) Districts; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 3.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat dedicate 53.5 feet of right-of-way from the established centerline of Great Trinity Forest Way.
14. On the final plat dedicate 50 feet of right-of-way from the established centerline of Elam Road.
15. Design and construct one-half of Elam Road to City of Dallas standards.
16. On the final plat determine the 100 year water surface elevation across the plat.

17. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
18. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
19. On the final plat specify minimum fill and minimum finished floor elevations.
20. On the final plat show the natural channel set back from the crest of the natural channel.
21. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
23. On the final plat adhere to Survey requirements of State Law and the Platting Guidelines of the City of Dallas, Public Works Department.
24. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
25. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
26. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
27. Water/wastewater main extension is required by Private Development Contract.
28. Fire hydrant(s) required by Private Development Contract.
29. No water or wastewater is available to the property without significant extensions.
30. Change Loop 12 / Great Trinity Forest Way to Great Trinity Forest Way / State Highway Loop No. 12.



CITY PLAN COMMISSION**THURSDAY, MARCH 7, 2013****FILE NUMBER:** S123-081**Subdivision Administrator:** Paul Nelson**LOCATION:** Great Trinity Forest Way at the Trinity River**DATE FILED:** February 12, 2013**ZONING:** IR, CR**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 265.51 Ac. **MAPSCO:** 57S,W**OWNER/APPLICANT:** City of Dallas

REQUEST: An application to create one 265.51 acre lot from a tract of land in City Blocks 7562, 7563 and 7657 on property located on Great Trinity Forest Way at the Trinity River.

SUBDIVISION HISTORY:

1. S123-079 is an application to create one 138.43 acre lots, one 224.27 acre lot and one 2.25 acre lot from a 364.945 acre tract of land City Blocks 6258, 6259 and 7972 on property located south of Great Trinity Forest Way at Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
2. S123-080 is an application in the same general area as the subject plat and is an application to create three lots from a 104.60 acre tract of land in City Block 6257 and 6258 on property located on Great Trinity Forest Way west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
3. S123-082 is an application to create one 142.65 acre lot from a tract of land located in City Blocks 6238, 6239, 7982 and 7985 on property located on U.S. Highway 175 (C.F. Hawn Freeway) west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
4. S123-083 is an application to create one 35.62 acre lot and one 478.78 acre lot from a 520.38 acre lot from a tract of land in City Blocks 6258, 6259 and 7972 on property located south on Great Trinity Forest Way at the Trinity River. This application is also scheduled for a hearing on March 7, 2013.
5. S123-084 is an application to create two lots from a 337.99 acre tract of land in City Block 6239, 6257, and 7948 on property located north of Great Trinity Forest Way at the Trinity River and west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
6. S123-085 is an application to create one 35.78 acre lot, one 106.42 acre lot, and one 236.67 acre lot from a 378.86 acre tract of land in City Block 6239 and City Block 6257 on property located on Pemberton Hill Road, north of Great Trinity Forest Way. This application is also scheduled for a hearing on March 7, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of the CR and IR Districts; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. On the final plat dedicate 53.5 feet of right-of-way from the established centerline of Great Trinity Forest Way.
13. On the final plat determine the 100 year water surface elevation across the plat.
14. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).

16. On the final plat specify minimum fill and minimum finished floor elevations.
17. On the final plat show the natural channel set back from the crest of the natural channel.
18. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
19. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
20. On the final plat adhere to Survey requirements of State Law and the Platting Guidelines of the City of Dallas, Public Works Department.
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
23. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
24. Capacity of existing wastewater system is questionable. Submit proposed G.P.M. of the development for investigation.
25. If water meter size will be the same size as the public main, submit proposed G.P.M. and P.S.I. needs for the development to the Engineering Section in Room 200 of 320 E. Jefferson Blvd. for review.
27. Water/wastewater main extension is required by Private Development Contract.
28. Fire hydrant(s) required by Private Development Contract.
29. On the final plat change Loop 12 / Great Trinity Forest Way to Great Trinity Forest Way / State Highway Loop No. 12.
30. On the final plat change Fellows St. to Fellows Lane.
31. On the final plat change Kinsella St. to Nome St.
32. On the final plat change Tyre St. to Zealand St.
33. On the final plat change Allison Road to Yancy St.
34. Provide the Real Estate Division a copy of the unsigned final plat prior to submittal of the final plat for the Chairman's signature.

CITY PLAN COMMISSION**THURSDAY, MARCH 7, 2013****FILE NUMBER:** S123-082**Subdivision Administrator:** Paul Nelson**LOCATION:** U.S. Highway 175 (C.F. Hawn Freeway), west of Pemberton Hill Road**DATE FILED:** February 12, 2013**ZONING:** PD 533, CS, LI, IR**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 142.65 Ac.**MAPSCO:** 57**OWNER/APPLICANT:** City of Dallas

REQUEST: An application to create one 142.65 acre lot from a tract of land located in City Blocks 6238, 6239, 7982, and 7985 on property located on U.S. Highway 175 (C.F. Hawn Freeway) west of Pemberton Hill Road.

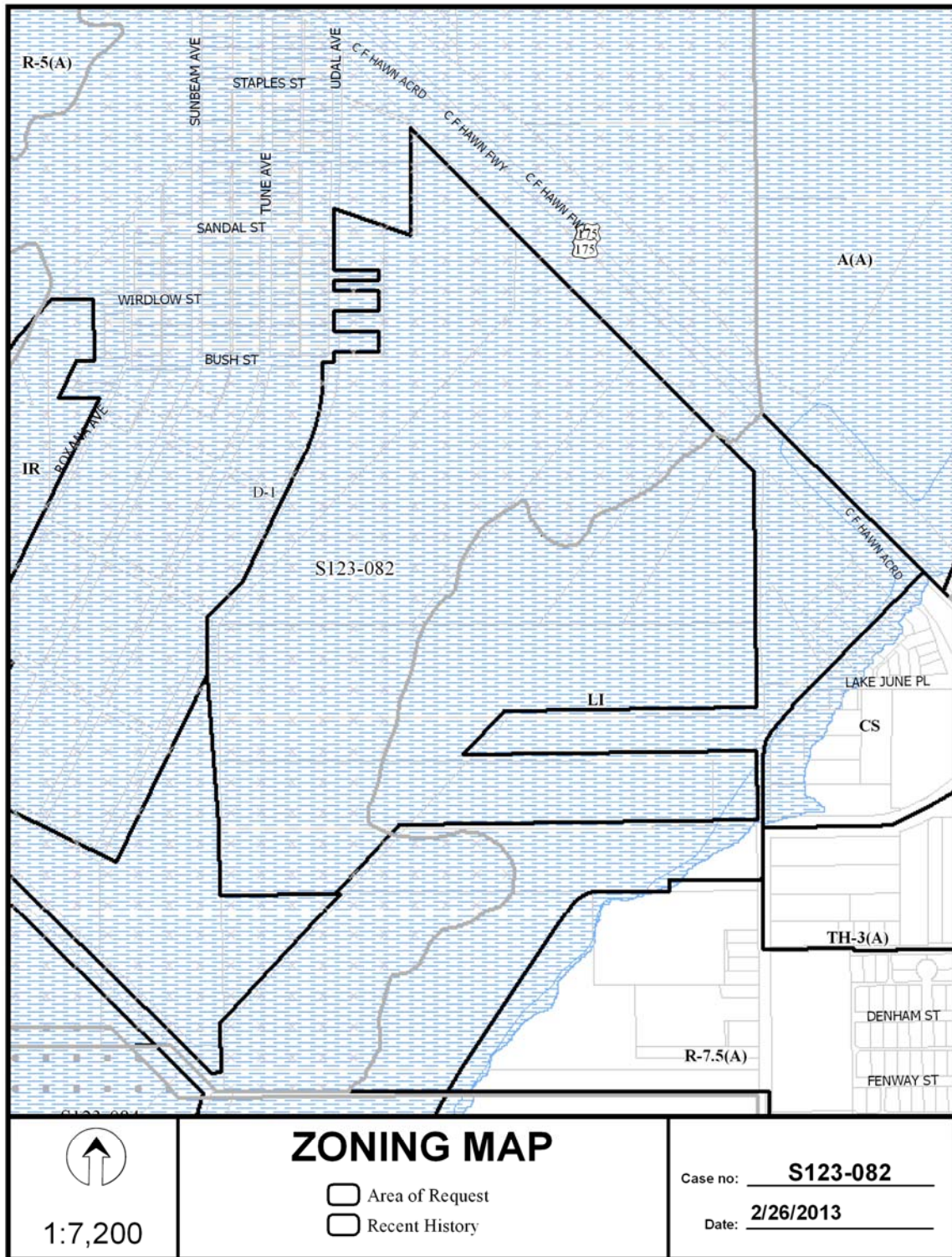
SUBDIVISION HISTORY:

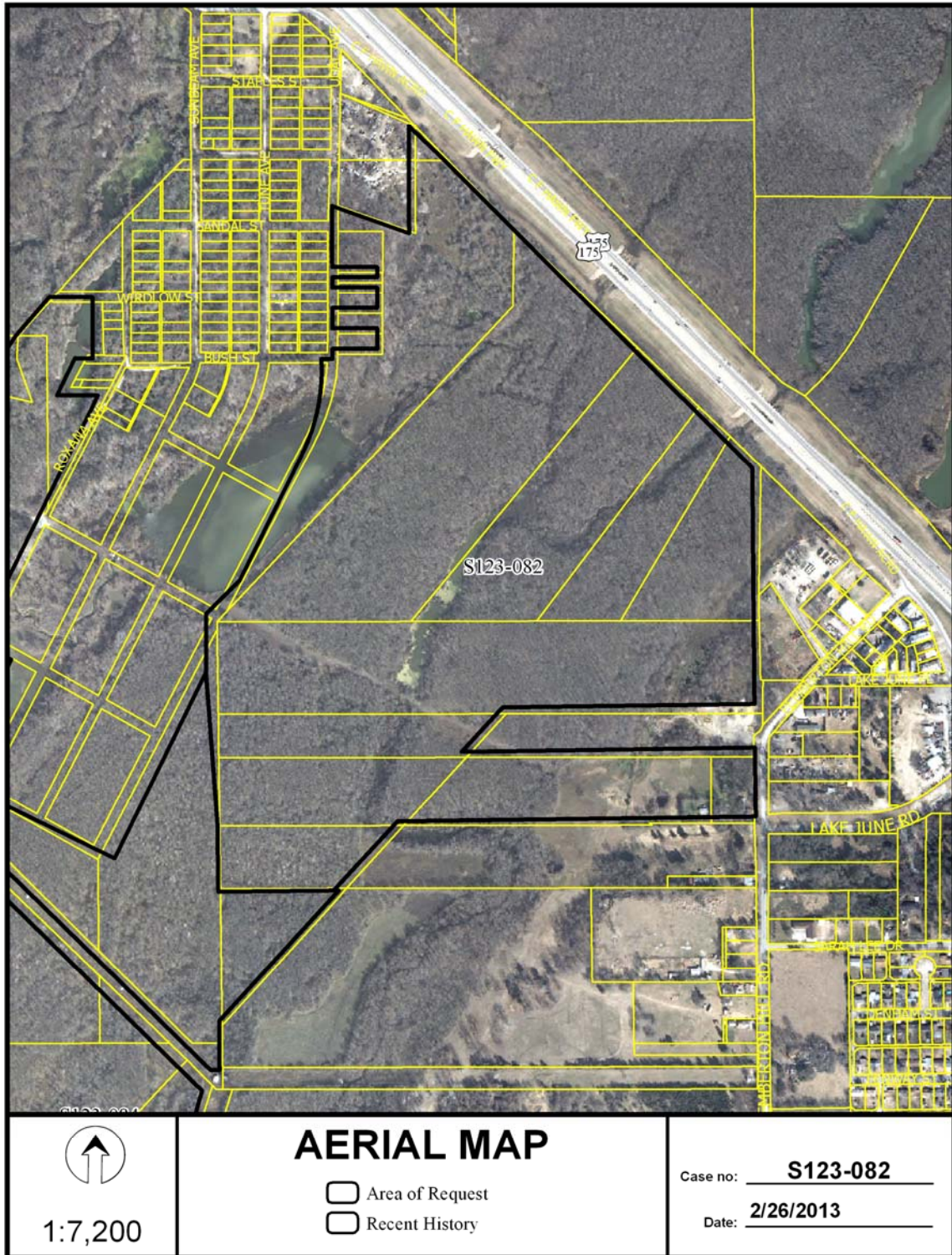
1. S123-079 is an application to create one 138.43 acre lots, one 224.27 acre lot and one 2.25 acre lot from a 364.945 acre tract of land City Blocks 6258, 6259 and 7972 on property located south of Great Trinity Forest Way at Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
2. S123-080 is an application in the same general area as the subject plat and is an application to create three lots from a 104.60 acre tract of land in City Block 6257 and 6258 on property located on Great Trinity Forest Way west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
3. S123-081 is an application to create one 265.51 acre lot from a tract of land in City Blocks 7562, 7563 and 7657 on property located on Great Trinity Forest Way at the Trinity River. This application is also scheduled for a hearing on March 7, 2013.
4. S123-083 is an application to create one 35.62 acre lot and one 478.78 acre lot from a 520.38 acre lot from a tract of land in City Blocks 6258, 6259 and 7972 on property located south on Great Trinity Forest Way at the Trinity River. This application is also scheduled for a hearing on March 7, 2013.
5. S123-084 is an application to create two lots from a 337.99 acre tract of land in City Block 6239, 6257, and 7948 on property located north of Great Trinity Forest Way at the Trinity River and west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
6. S123-085 is an application to create one 35.78 acre lot, one 106.42 acre lot, and one 236.67 acre lot from a 378.86 acre tract of land in City Block 6239 and City Block 6257 on property located on Pemberton Hill Road, north of Great Trinity Forest Way. This application is also scheduled for a hearing on March 7, 2013.

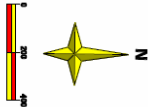
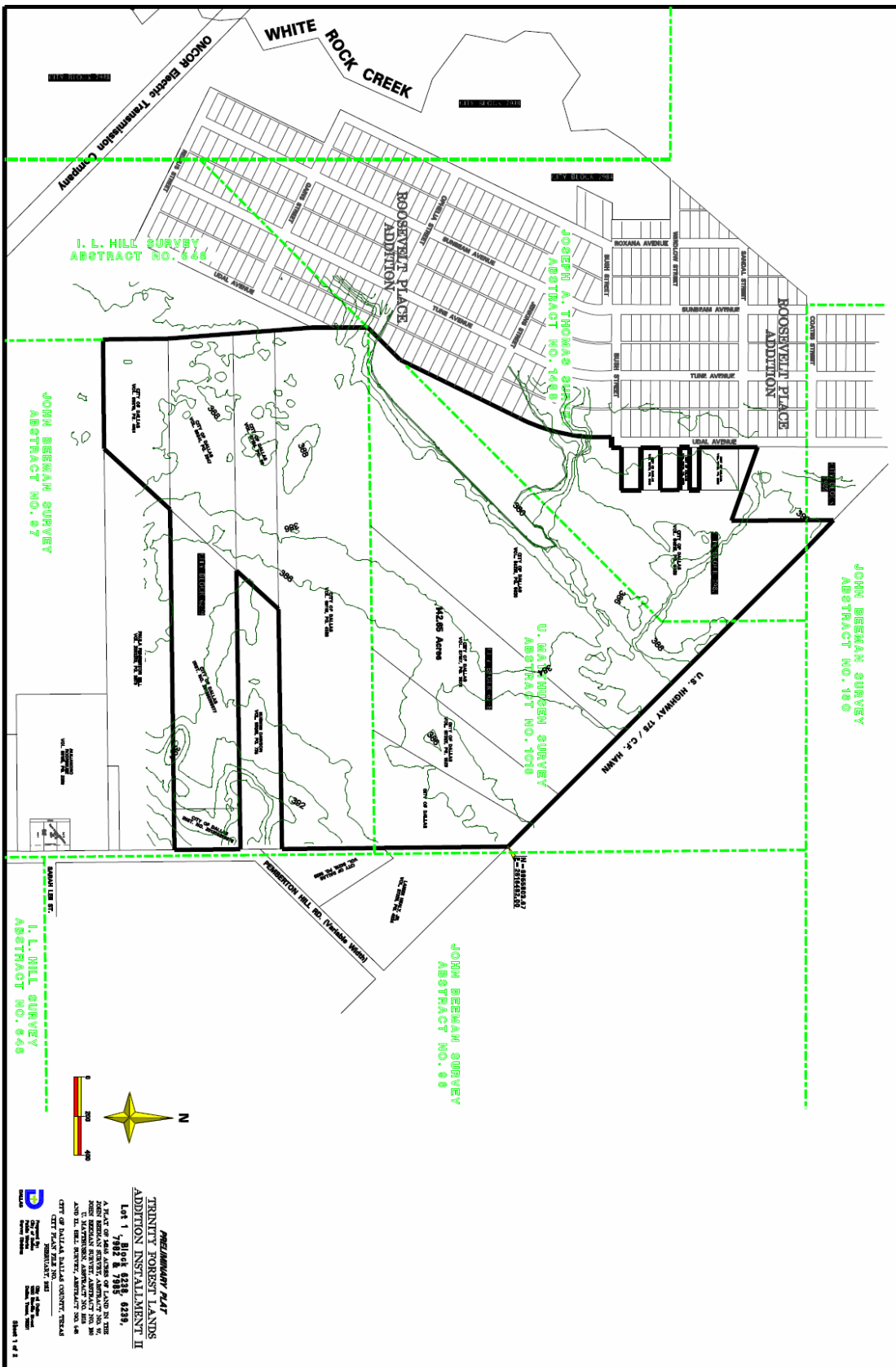
STAFF RECOMMENDATION: The request complies with the requirements of the, PD 533, CS, LI, and IR Districts; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat reserve 30 feet of right-of-way from the established centerline of Pemberton Hill Road
14. On the final plat add a note: "Any access or modification to U.S. Highway 175/ C.F. Hawn Freeway requires TxDOT approval.
15. On the final plat change Loop 12 / Great Trinity Forest Way to Great Trinity Forest Way / State Highway Loop No. 12.

16. On the final plat reserve 56 feet of right-of-way for the extension of Udal Avenue.
17. On the final plat change Sarah Lee St. to Sarah Lee Drive.
18. On the final plat determine the 100 year water surface elevation across the plat.
19. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
20. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
21. On the final plat specify minimum fill and minimum finished floor elevations.
22. On the final plat show the natural channel set back from the crest of the natural channel.
23. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
25. On the final plat adhere to Survey requirements of State Law and the Platting Guidelines of the City of Dallas, Public Works Department.
26. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
27. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
28. Existing water and wastewater mains must be shown on plat per Chapter 51A-8.403(A)(1)(a)(xii).
29. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
30. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
31. Water/wastewater main extension is required by Private Development Contract.
32. Fire hydrant(s) required by Private Development Contract.
33. Provide the Real Estate Division a copy of the unsigned final plat prior to submittal of the final plat for the Chairman's signature.







PRELIMINARY MAP
TRINITY FOREST LANDS
ADDITION INSTALLMENT II
 Lot 1 Block 6288, 6289,
 7482 & 7483
 A PORTION OF THE LANDS OF THE
 STATE OF TEXAS, BEING THE
 JOHN BEEMAN SURVEY, ABSTRACT NO. 88
 AND THE HILL SURVEY, ABSTRACT NO. 48
 CITY OF MILLS BUILDING CONCEPT, TEXAS
 CITY PLAN FILE NO. 282
 DATE: 2/12/2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]

CITY PLAN COMMISSION**THURSDAY, MARCH 7, 2013****FILE NUMBER:** S123-083**Subdivision Administrator:** Paul Nelson**LOCATION:** south of Great Trinity Forest Way at the Trinity River**DATE FILED:** February 12, 2013**ZONING:** A(A), R-7.5(A), CS, IM**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 520.38 Ac. **MAPSCO:** 57& 67**OWNER/APPLICANT:** City of Dallas

REQUEST: An application to create one 35.62 acre lot and one 478.78 acre lot from a 520.38 acre lot from a 520.38 acre tract of land in City Blocks 6258, 6259, and 7972 on property located south of Great Trinity Forest Way at the Trinity River.

SUBDIVISION HISTORY:

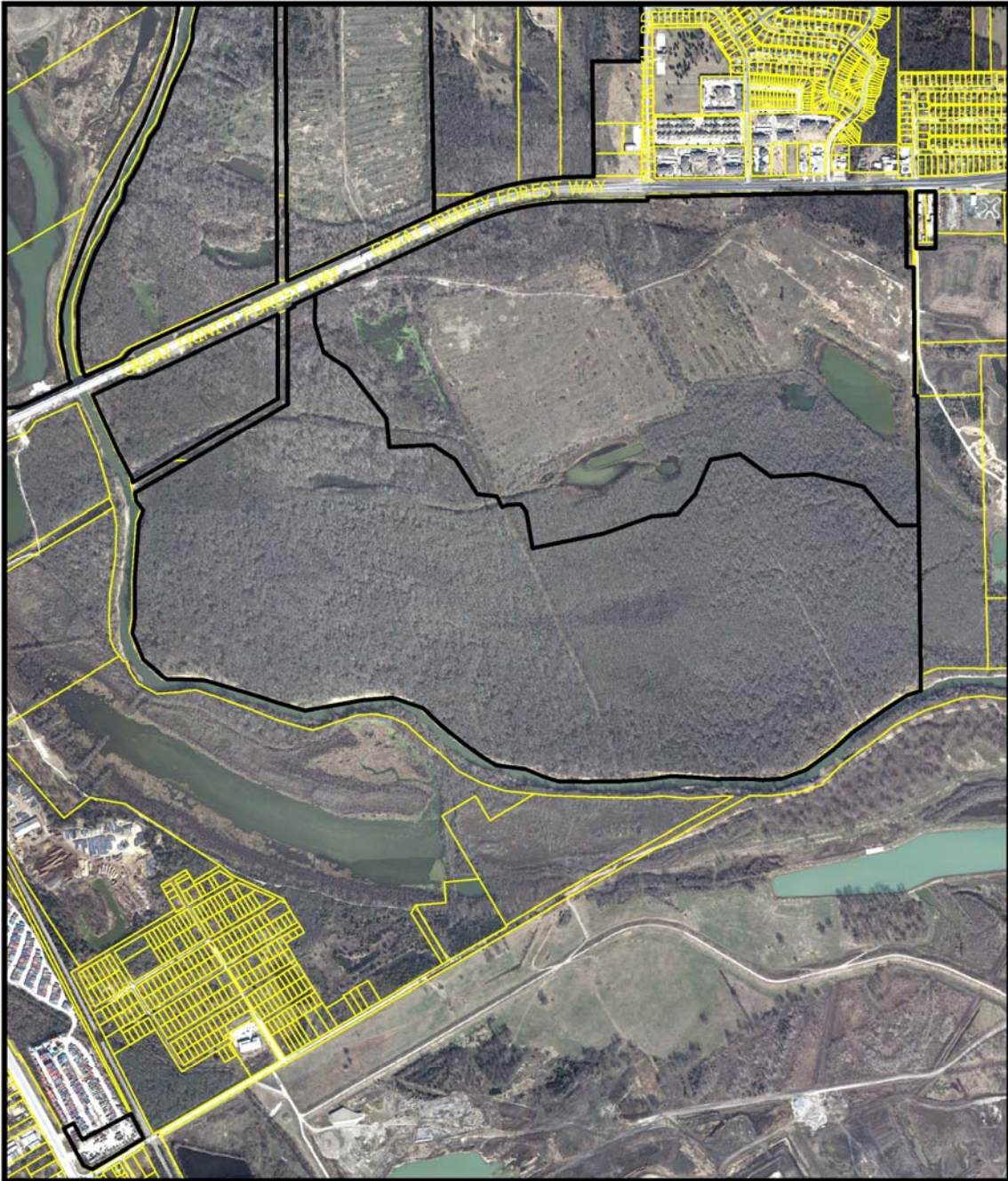
1. S123-079 is an application to create one 138.43 acre lots, one 224.27 acre lot and one 2.25 acre lot from a 364.945 acre tract of land City Blocks 6258, 6259 and 7972 on property located south of Great Trinity Forest Way at Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
2. S123-080 is an application in the same general area as the subject plat and is an application to create three lots from a 104.60 acre tract of land in City Block 6257 and 6258 on property located on Great Trinity Forest Way west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
3. S123-081 is an application to create one 265.51 acre lot from a tract of land in City Blocks 7562, 7563 and 7657 on property located on Great Trinity Forest Way at the Trinity River. This application is also scheduled for a hearing on March 7, 2013.
4. S123-082 is an application to create one 142.65 acre lot from a tract of land located in City Blocks 6238, 6239, 7982 and 7985 on property located on U.S. Highway 175 (C.F. Hawn Freeway) west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
5. S123-084 is an application to create two lots from a 337.99 acre tract of land in City Block 6239, 6257, and 7948 on property located north of Great Trinity Forest Way at the Trinity River and west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
6. S123-085 is an application to create one 35.78 acre lot, one 106.42 acre lot, and one 236.67 acre lot from a 378.86 acre tract of land in City Block 6239 and City Block 6257 on property located on Pemberton Hill Road, north of Great Trinity Forest Way. This application is also scheduled for a hearing on March 7, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of the A(A), R-7.5(A), CS, and IM Districts; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat reserve 53.5 feet of right-of-way from the established centerline of Great Trinity Forest Way.
14. On the final plat change Loop 12 / Great Trinity Forest Way to Great Trinity Forest Way / State Highway Loop No. 12.
15. On the final plat determine the 100 year water surface elevation across the plat.

16. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
17. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
18. On the final plat specify minimum fill and minimum finished floor elevations.
19. On the final plat show the natural channel set back from the crest of the natural channel.
20. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
22. On the final plat adhere to Survey requirements of State Law and the Platting Guidelines of the City of Dallas, Public Works Department.
26. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
27. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
28. Existing water and wastewater mains must be shown on plat per Chapter 51A-8.403(A)(1)(a)(xii).
29. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
30. New water and/or wastewater easements need to be shown.
31. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
32. Water/wastewater main extension is required by Private Development Contract.
33. Fire hydrant(s) required by Private Development Contract.
34. Provide the Real Estate Division a copy of the unsigned final plat prior to submittal of the final plat for the chairman's signature.





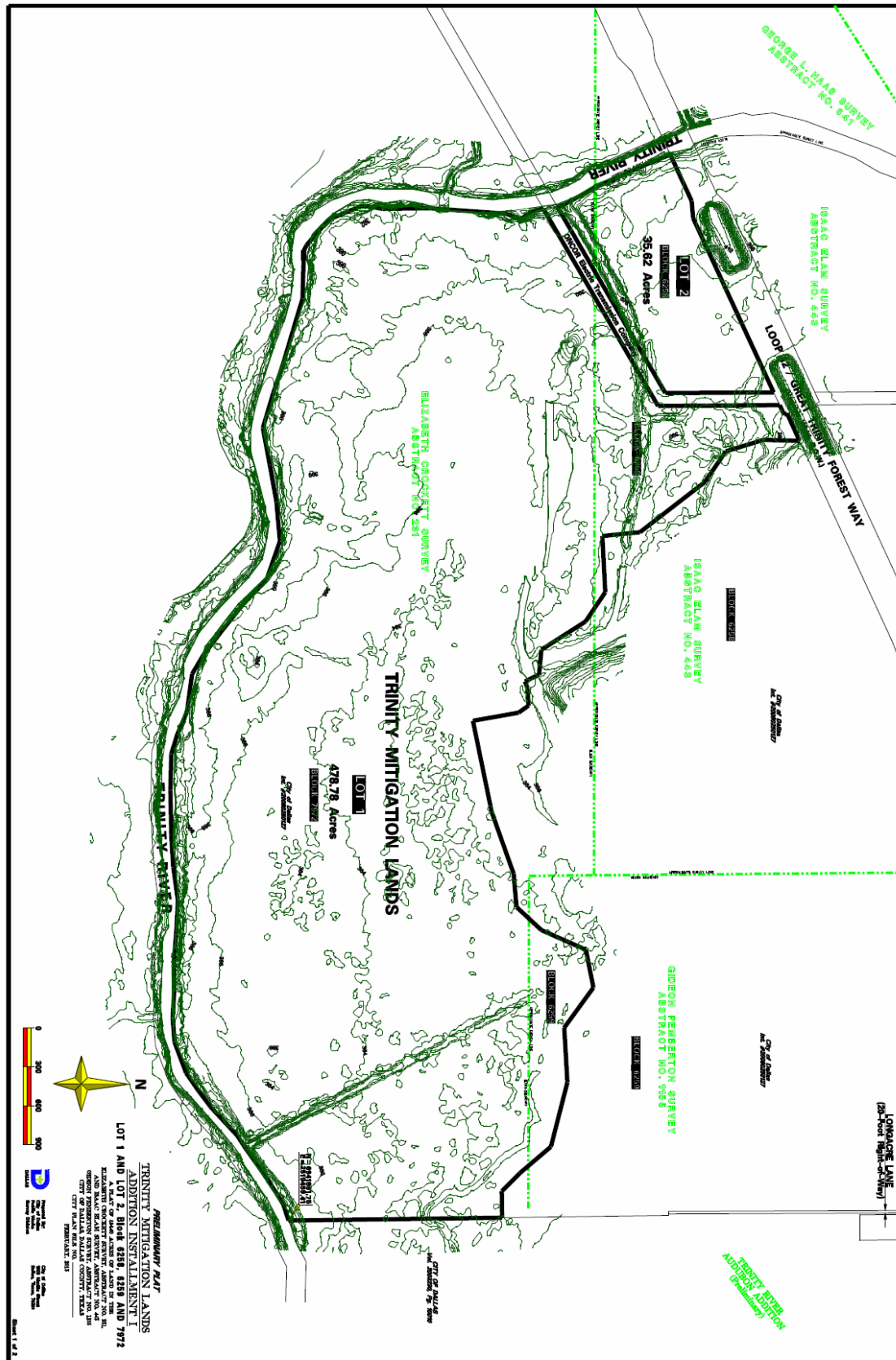
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AERIAL MAP

- Area of Request
- Recent History

Case no: S123-083

Date: 2/27/2013



CITY PLAN COMMISSION**THURSDAY, MARCH 7, 2013****FILE NUMBER:** S123-084**Subdivision Administrator:** Paul Nelson**LOCATION:** north of Great Trinity Forest Way at the Trinity River**DATE FILED:** February 12, 2013**ZONING:** A(A), R-7.5(A), LI, IM**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 337.99 Ac. **MAPSCO:** 57& 67**OWNER/APPLICANT:** City of Dallas

REQUEST: An application to create two lots from a 337.99 acre tract of land in City Blocks 6239, 6257, and 7948 on property located north of Great Trinity Forest Way at the Trinity River.

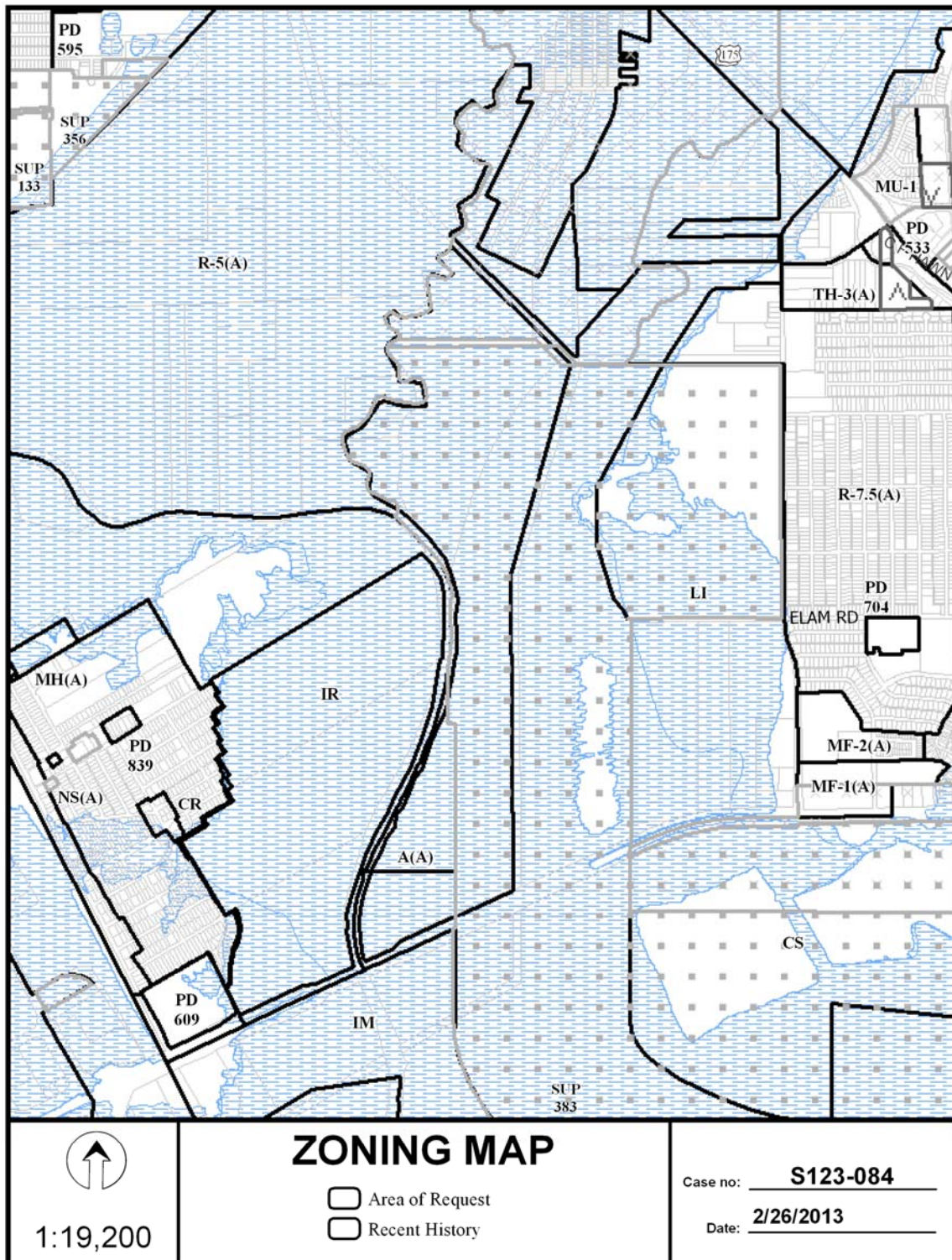
SUBDIVISION HISTORY:

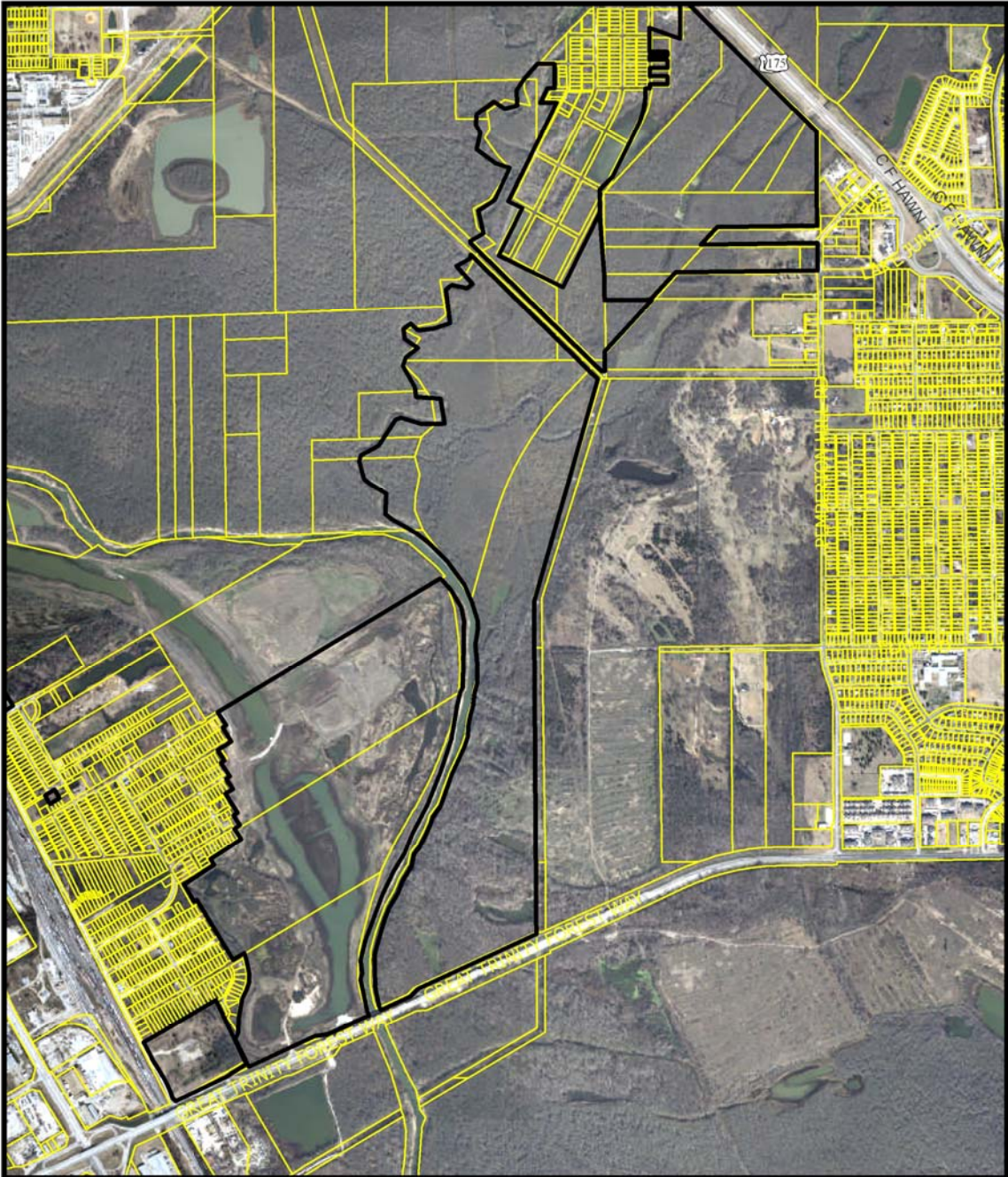
1. S123-079 is an application to create one 138.43 acre lot, one 224.27 acre lot and one 2.25 acre lot from a 364.945 acre tract of land City Blocks 6258, 6259 and 7972 on property located south of Great Trinity Forest Way at Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
2. S123-080 is an application in the same general area as the subject plat and is an application to create three lots from a 104.60 acre tract of land in City Block 6257 and 6258 on property located on Great Trinity Forest Way west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
3. S123-081 is an application to create one 265.51 acre lot from a tract of land in City Blocks 7562, 7563 and 7657 on property located on Great Trinity Forest Way at the Trinity River. This application is also scheduled for a hearing on March 7, 2013.
4. S123-082 is an application to create one 142.65 acre lot from a tract of land located in City Blocks 6238, 6239, 7982 and 7985 on property located on U.S. Highway 175 (C.F. Hawn Freeway) west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
5. S123-083 is an application to create one 35.62 acre lot and one 478.78 acre lot from a 520.38 acre lot from a tract of land in City Blocks 6258, 6259 and 7972 on property located south of Great Trinity Forest Way at the Trinity River. This application is also scheduled for a hearing on March 7, 2013.
6. S123-085 is an application to create one 35.78 acre lot, one 106.42 acre lot, and one 236.67 acre lot from a 378.86 acre tract of land in City Block 6239 and City Block 6257 on property located on Pemberton Hill Road, north of Great Trinity Forest Way. This application is also scheduled for a hearing on March 7, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of the A(A), R-7.5(A), LI, and IM Districts; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat reserve 53.5 feet of right-of-way from the established centerline of Great Trinity Forest Way.
14. On the final plat change Loop 12 / Great Trinity Forest Way to Great Trinity Forest Way / State Highway Loop No. 12.
15. On the final plat reserve 25 feet of right-of-way from the established centerline of Udal Avenue, Remuse Street, and Roaxana Avenue.

16. On the final plat determine the 100 year water surface elevation across the plat.
17. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
18. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
19. On the final plat specify minimum fill and minimum finished floor elevations.
20. On the final plat show the natural channel set back from the crest of the natural channel.
21. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
23. On the final plat adhere to Survey requirements of State Law and the Platting Guidelines of the City of Dallas, Public Works Department.
24. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
25. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
26. Water/wastewater main extension is required by Private Development Contract.
27. Fire hydrant(s) required by Private Development Contract.
28. Extensive water and wastewater extensions are required.
29. Provide the Real Estate Division a copy of the unsigned final plat prior to submittal of the final plat for the chairman's signature.
30. On the final plat create legible street name labels for Capestone Drive.
31. On the final plat create legible street name labels for Jeane Street.
32. On the final plat create legible street name labels for Sarah Lee Drive.
33. On the final plat create legible street name labels for Lake June Road.





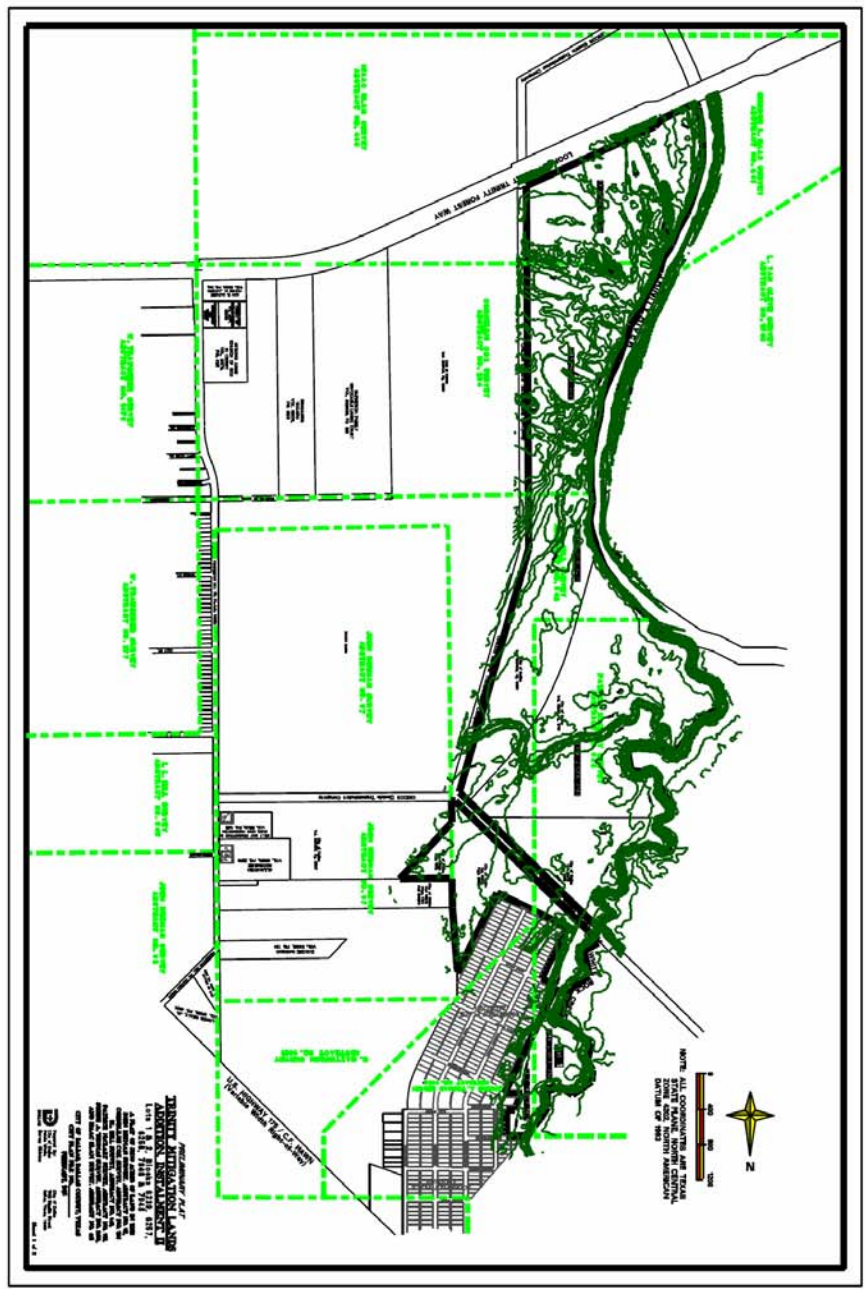
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AERIAL MAP

- Area of Request
- Recent History

Case no: S123-084

Date: 2/26/2013



CITY PLAN COMMISSION**THURSDAY, MARCH 7, 2013****FILE NUMBER:** S123-085**Subdivision Administrator:** Paul Nelson**LOCATION:** Pemberton Hill Road, north of Great Trinity Forest Way**DATE FILED:** February 12, 2013**ZONING:** A(A), R-7.5(A), MF-2(A), LI,**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 378.86 Ac. **MAPSCO:** 57& 58**OWNER/APPLICANT:** City of Dallas

REQUEST: An application to create one 35.78 acre lot, one 106.42 acre lot, and one 236.67 acre lot from a 378.86 acre tract of land in City Block 6239 and City Block 6257 on property located on Pemberton Hill Road, north of Great Trinity Forest Way

SUBDIVISION HISTORY:

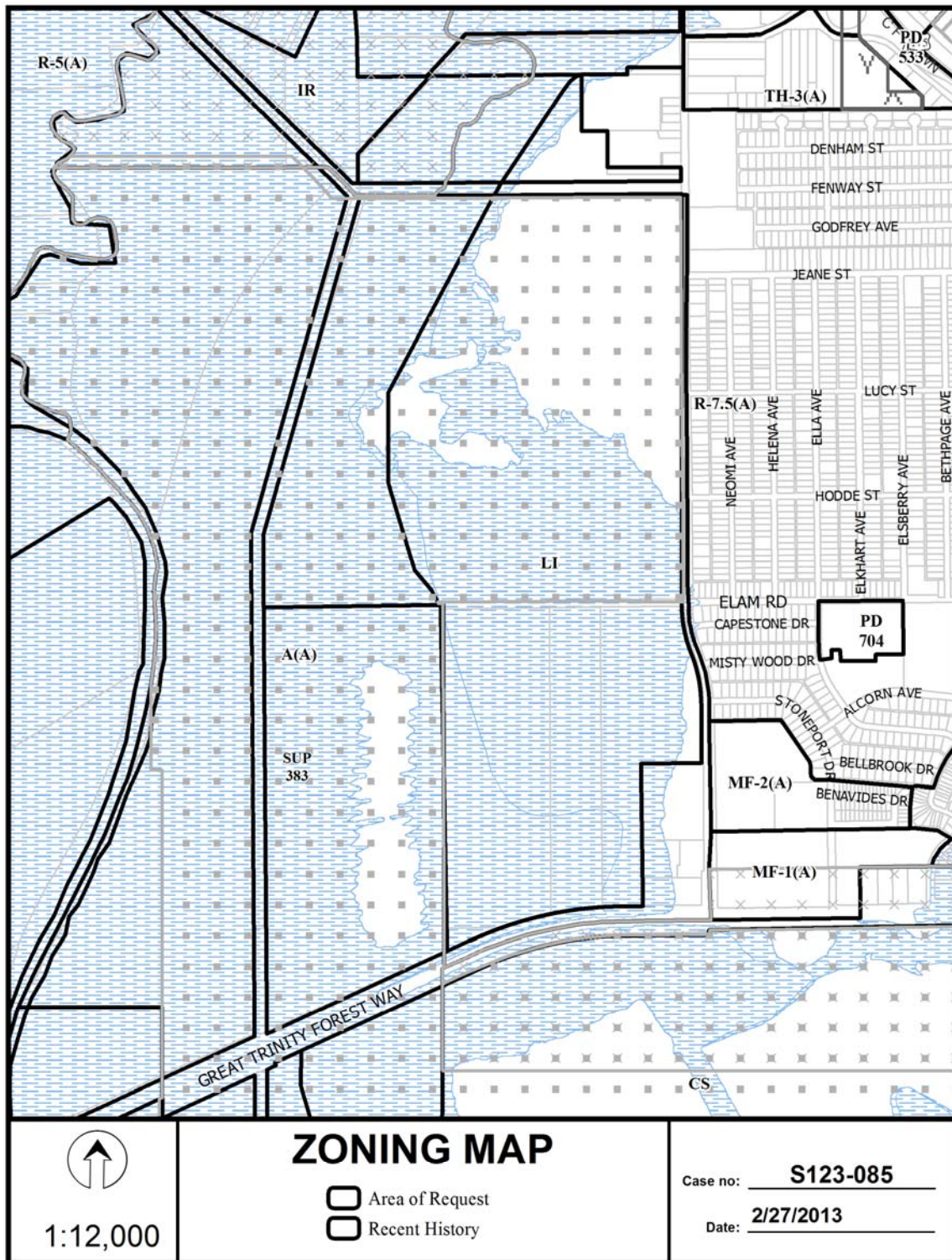
1. S123-079 is an application to create one 138.43 acre lots, one 224.27 acre lot and one 2.25 acre lot from a 364.945 acre tract of land City Blocks 6258, 6259 and 7972 on property located south of Great Trinity Forest Way at Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
2. S123-080 is an application in the same general area as the subject plat and is an application to create three lots from a 104.60 acre tract of land in City Block 6257 and 6258 on property located on Great Trinity Forest Way west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
3. S123-081 is an application to create one 265.51 acre lot from a tract of land in City Blocks 7562, 7563 and 7657 on property located on Great Trinity Forest Way at the Trinity River. This application is also scheduled for a hearing on March 7, 2013.
4. S123-082 is an application to create one 142.65 acre lot from a tract of land located in City Blocks 6238, 6239, 7982 and 7985 on property located on U.S. Highway 175 (C.F. Hawn Freeway) west of Pemberton Hill Road. This application is also scheduled for a hearing on March 7, 2013.
5. S123-083 is an application to create one 35.62 acre lot and one 478.78 acre lot from a 520.38 acre lot from a tract of land in City Blocks 6258, 6259 and 7972 on property located south of Great Trinity Forest Way at the Trinity River. This application is also scheduled for a hearing on March 7, 2013.
6. S123-084 is an application to create two lots from a 337.99 acre tract of land in City Block 6239, 6257, and 7948 on property located north of Great Trinity Forest Way at the Trinity River. This application is also scheduled for a hearing on March 7, 2013.

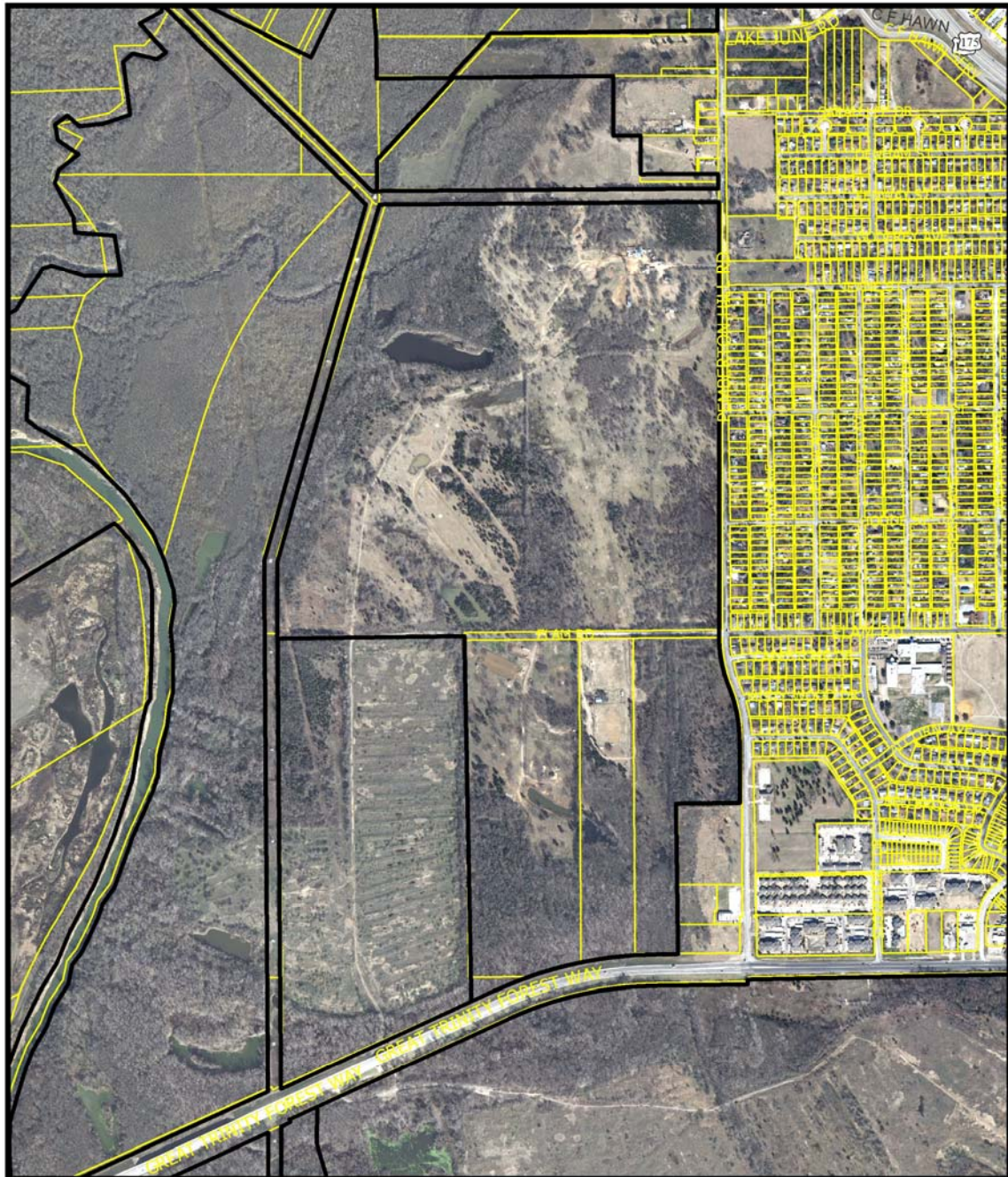
STAFF RECOMMENDATION: The request complies with the requirements of the A(A), R-7.5(A), MF-2(A), and LI Districts; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 3.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat reserve 53.5 feet of right-of-way from the established centerline of Great Trinity Forest Way.
14. On the final plat reserve 30 feet of right-of-way from the established centerline of Pemberton Hill Road and design and construct one half of the roadway to City of Dallas standards.

15. On the final plat reserve 100 feet of right-of-way for Elam Road and design and construct the roadway to City of Dallas standards.
16. A portion of Elam Road will require abandonment, vacate/closure, or rerouting of the right-of-way.
17. On the final plat change Loop 12 / Great Trinity Forest Way to Great Trinity Forest Way / State Highway Loop No. 12.
18. On the final plat determine the 100 year water surface elevation across the plat.
19. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
20. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
21. On the final plat specify minimum fill and minimum finished floor elevations.
22. On the final plat show the natural channel set back from the crest of the natural channel.
23. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
25. On the final plat adhere to Survey requirements of State Law and the Platting Guidelines of the City of Dallas, Public Works Department.
26. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
27. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
28. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
29. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
30. Capacity of existing wastewater system is questionable. Submit proposed G.P.M. of the development for investigation.
31. Water/wastewater main extension is required by Private Development Contract.

32. Fire hydrant(s) required by Private Development Contract.
33. Provide the Real Estate Division a copy of the unsigned final plat prior to submittal of the final plat for the chairman's signature.
34. On the final plat Change Sarah Lee St. to Sarah Lee Drive.





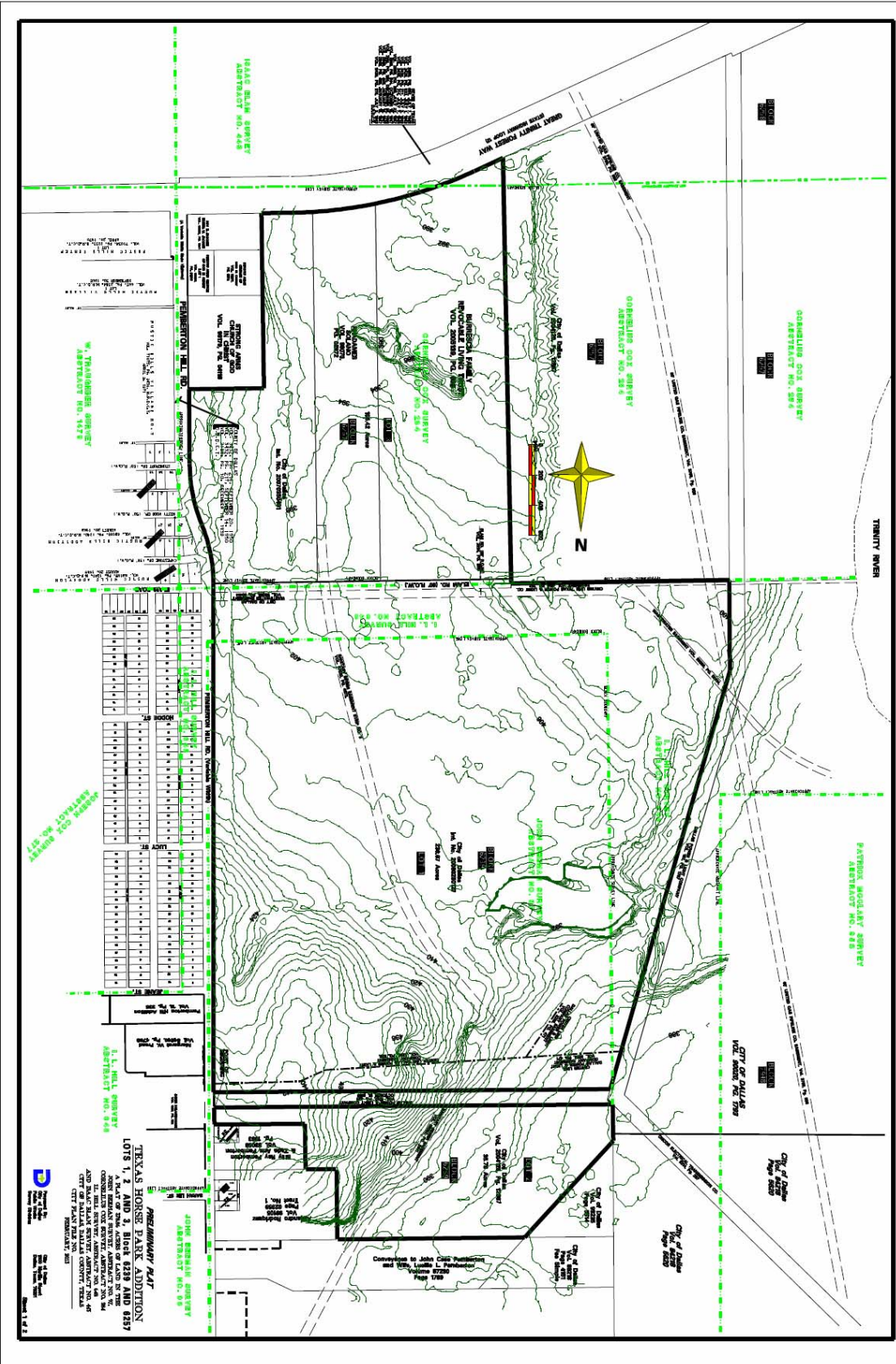
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AERIAL MAP

- Area of Request
- Recent History

Case no: **S123-085**

Date: **2/27/2013**



CITY PLAN COMMISSION**THURSDAY, MARCH 7, 2013****FILE NUMBER:** S123-086**Subdivision Administrator:** Paul Nelson**LOCATION:** 1828 and 1832 Euclid Avenue, north of Henderson Avenue**DATE FILED:** February 12, 2013**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.34 Ac.**MAPSCO:** 36W**OWNER/APPLICANT:** 1811 Euclid ,LLC / Josh LeComte

REQUEST: An application to replat a 0.34 acre tract of land containing all of Lots 13 and 15 in City Block 4/1987 into one lot on property located at 1828 and 1832 Euclid Avenue north of Henderson Avenue.

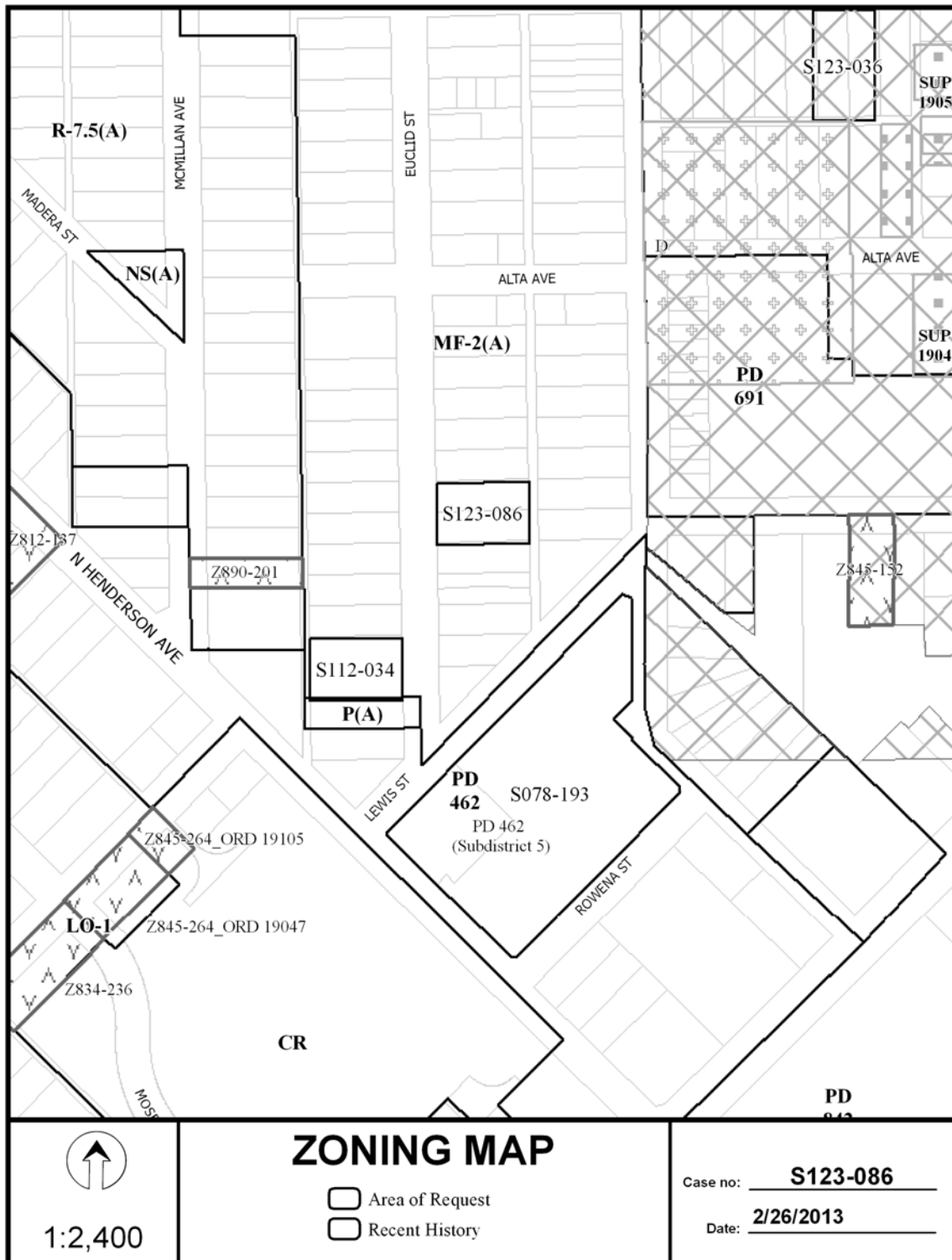
SUBDIVISION HISTORY:

1. S112-034 was an application southwest of the present request to replat a 0.344 acre tract of land containing all of Lots 12 and 13 in City Block 3/1986 into one lot located at 1811 Euclid Street. The request was approved on December 5, 2011 and recorded December 6, 2012.

STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Contact the Engineering Division in Room 200, 320 E. Jefferson Blvd. to determine what, if any, drainage or stormwater management improvements/upgrades must be made to meet the Mill Creek Stormwater Hazard Area guidelines. Finish floor elevation must be 3 feet above nearest inlet, top of curb.
13. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
14. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
15. On the final plat identify the properties as Lot 13A, City Block 4/1987.





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-086

Date: 2/26/2013

CITY PLAN COMMISSION**THURSDAY, MARCH 7, 2013****FILE NUMBER:** S123-087**Subdivision Administrator:** Paul Nelson**LOCATION:** 10002 Harry Hines Blvd. at Storey Lane, southeast corner**DATE FILED:** February 12, 2013**ZONING:** IR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.699 Ac.**MAPSCO:** 23X**OWNER/APPLICANT:** Ector Convenience Store, Inc. / H.R. Jaura

REQUEST: An application to create one 0.699 acre lot from a 0.699 acre tract of land in City Block 5794 on property located at 10002 Harry Hines Blvd. at Storey Lane, southeast corner.

SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.


STAFF RECOMMENDATION: The request complies with the requirements of the IR District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments

must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Storey Lane.
14. On the final plat dedicate a 15 foot by 15 foot corner clip at the intersection of Harry Hines Blvd. and Storey Lane.
15. Add a note on the final plat that any change or modification to Harry Hines Blvd. requires TxDOT approval.
16. On the final plat show how all adjoining right-of-way was created.
17. On the final plat show two controlling monuments.
18. On the final plat show all information about the abandonment of Storey Lane.
19. Provide a copy of the TxDOT right-of-way map.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. New water and/or wastewater easements need to be shown.
23. On the final plat change W. Northwest Highway (Loop 12 East) to Northwest Highway (State Highway Loop No. 12).
24. On the final plat identify the property as Lot 1, City Block A/5794.



 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u>S123-087</u> Date: <u>2/26/2013</u>
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CITY PLAN COMMISSION**THURSDAY, MARCH 7, 2013****FILE NUMBER:** S123-090**Subdivision Administrator:** Paul Nelson**LOCATION:** Wheatland Road, east of West Virginia Drive**DATE FILED:** February 12, 2013**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 15.260 Ac.**MAPSCO:** 73B**OWNER/APPLICANT:** N3 Real Estate / Roger Franz

REQUEST: An application to create one 1.537 acre lot and one 14.115 acre lot from a 15.260 acre tract of land in City Block 7547 located on 3400 Wheatland Road, east of West Virginia Drive.

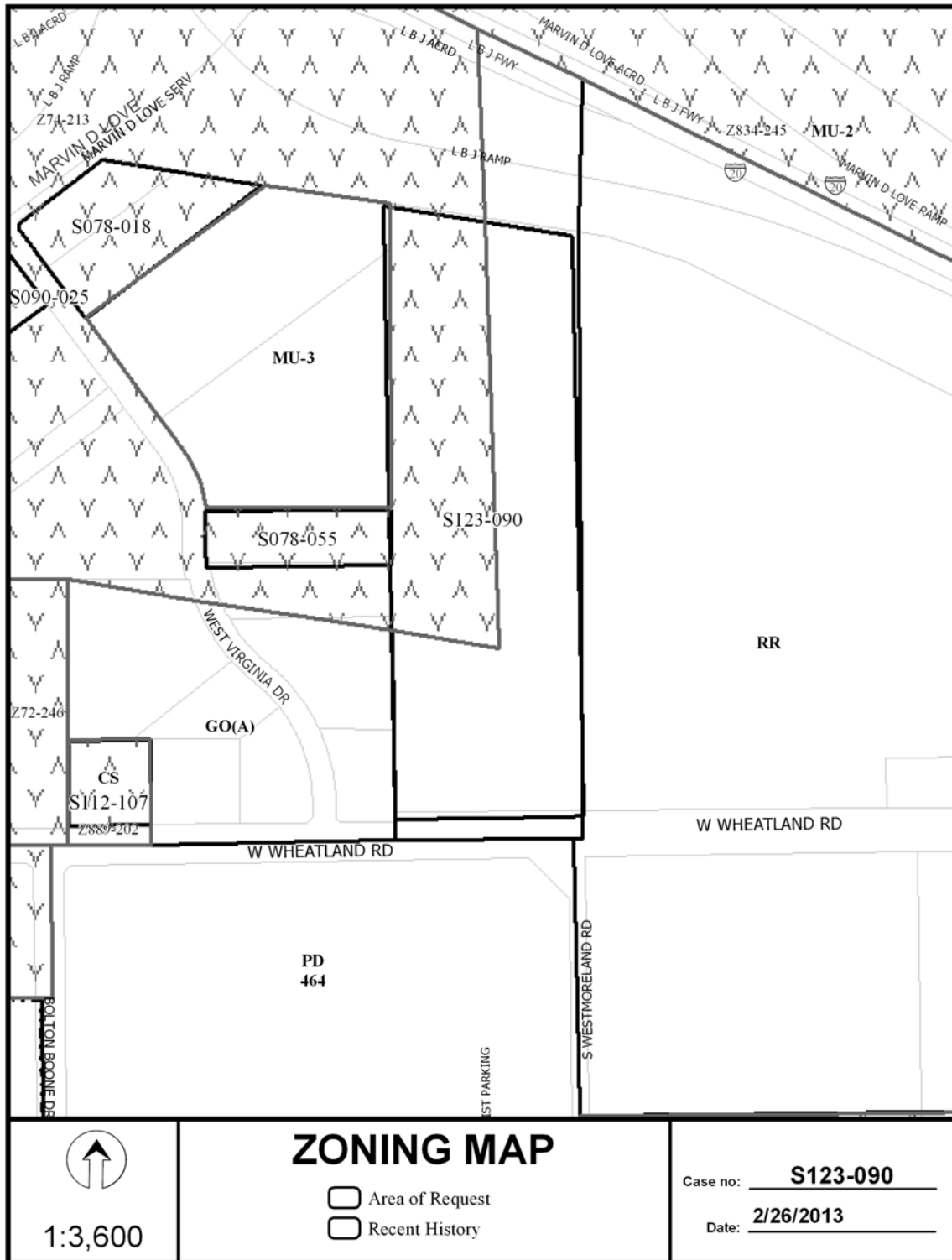
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the MU-3 District; therefore, staff recommends approval subject to compliance with the following conditions:

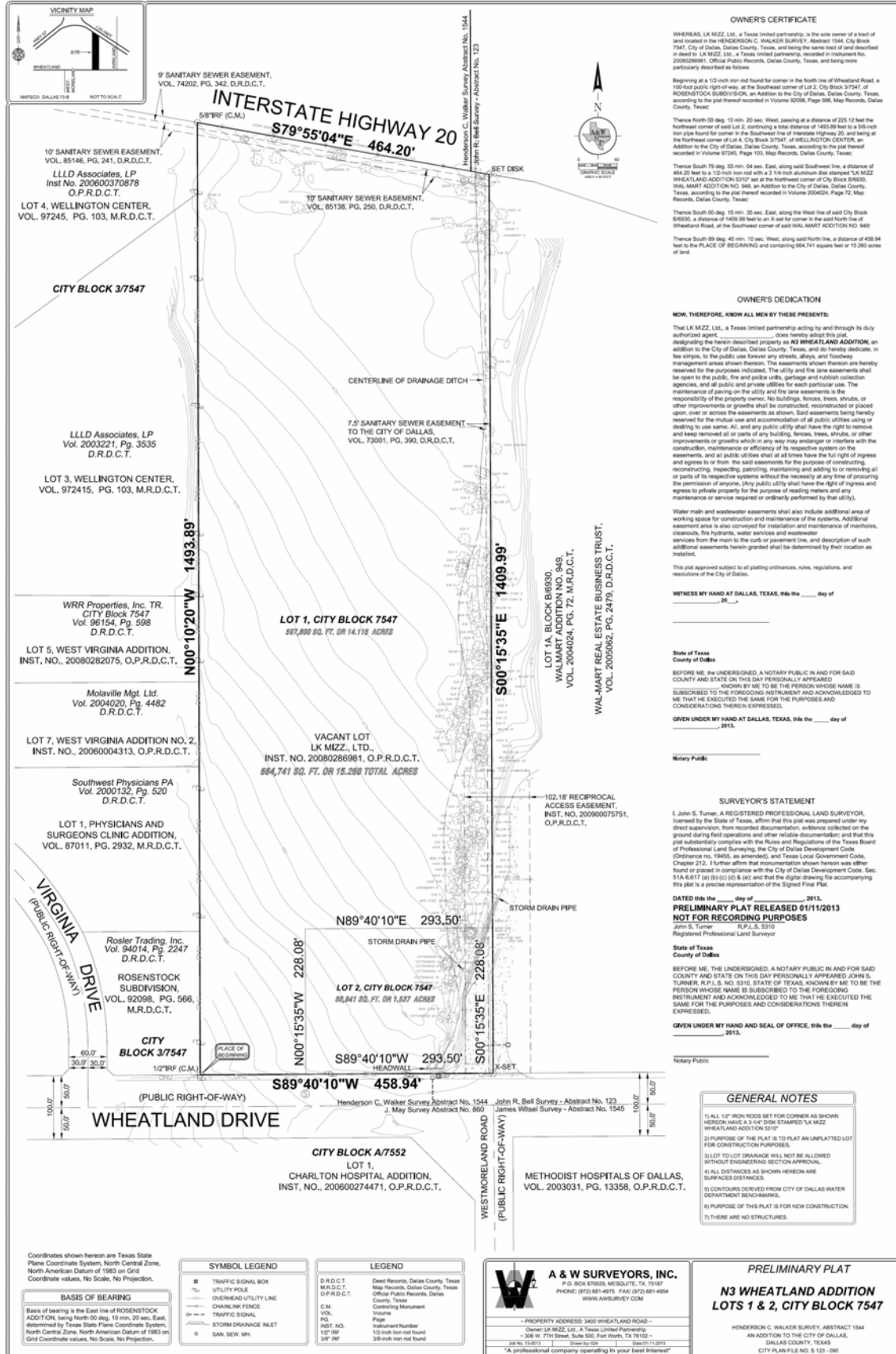
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments

must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 2.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat add a note "Any access or modification to Interstate Highway 20 requires TxDOT approval".
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat monument all set corners per the monumentation ordinance.
18. Provide the TxDOT right-of-way map.
19. On the final plat rotate the map 90 degrees.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
23. On the final plat show all new water and/or wastewater easements.
24. Water main extension is required by Private Development Contract.
25. On the final plat change Wheatland Drive to Wheatland Road.
26. On the final plat change Virginia Drive to West Virginia Drive.
27. On the final plat change Interstate Highway 20 to Lyndon B. Johnson Freeway (Interstate Highway No. 20).
28. On the final plat identify the property as Lots 10 and 11, City Block 3/7547.







OWNERS CERTIFICATE

WHEREAS, LK MIZZ, Ltd., a Texas limited partnership, is the sole owner of a tract of land located in the HECKERSON C. WALKER SURVEY, Abstract 1544, City Block 7547, City of Dallas, Dallas County, Texas, and having the same tract of land described in deed to LK MIZZ, Ltd., a Texas limited partnership, recorded in instrument No. 2006000370878, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron nail found for corner in the North line of Wheatland, a 100-foot section of said lot, at the Southeast corner of Lot 2, City Block 37547, of ROSENSTOCK SUBDIVISION, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92096, Page 566, Map Records, Dallas County, Texas;

Thence North 00 deg. 10 min. 20 sec. West, passing at a distance of 225.12 feet the Northeast corner of said Lot 2, continuing a total distance of 1493.89 feet to a 5/8 inch iron pipe found for corner in the Southwest line of Wheatland Highway 20, and being at the Northwest corner of Lot 4, City Block 37547, of WELLINGTON CENTER, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 97245, Page 103, Map Records, Dallas County, Texas;

Thence North 00 deg. 10 min. 20 sec. West, passing at a distance of 225.12 feet the Northeast corner of said Lot 2, continuing a total distance of 1493.89 feet to a 5/8 inch iron pipe found for corner in the Southwest line of Wheatland Highway 20, and being at the Northwest corner of Lot 4, City Block 37547, of WELLINGTON CENTER, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 97245, Page 103, Map Records, Dallas County, Texas;

Thence South 79 deg. 55 min. 04 sec. East, along said Southwest line, a distance of 464.20 feet to a 1/2 inch iron nail set with a 3/4 inch aluminum disc stamped "LK MIZZ WHEATLAND ADDITION 33107" set at the Northwest corner of City Block 37547, WHEATLAND ADDITION NO. 33107, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004024, Page 72, Map Records, Dallas County, Texas;

Thence South 00 deg. 10 min. 20 sec. East, along the West line of said City Block 37547, a distance of 1493.89 feet to an X-set for corner in the said North line of Wheatland Road, at the Southwest corner of said WHEATLAND ADDITION NO. 3492;

Thence South 00 deg. 10 min. 20 sec. West, along said North line, a distance of 468.94 feet to the PLACE OF BEGINNING and containing 864.741 square feet or 13.280 acres of land.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LK MIZZ, Ltd., a Texas limited partnership acting by and through its duly authorized agent, does hereby dedicate this plat, designating the herein described property as **NO WHEATLAND ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and footway management areas shown hereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police calls, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All such public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way impede or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by it (they).

Water main and wastewater easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement areas is also reserved for installation and maintenance of meters, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or government line, and description of such additional easements herein granted shall be determined by their location as needed.

This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS MY HAND AT DALLAS, TEXAS, this ___ day of _____, 2013.

State of Texas
County of Dallas

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____ KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this ___ day of _____, 2013.

Notary Public: _____

SURVEYOR'S STATEMENT

I, John S. Turner, A REGISTERED PROFESSIONAL LAND SURVEYOR, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19465, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6.17 (a) (i) (5) & (6); and that the digital drawing file accompanying this plat is a precise representation of the signed Final Plat.

DATED this ___ day of _____, 2013.
**PRELIMINARY PLAT RELEASED 01/11/2013
NOT FOR RECORDING PURPOSES**
John S. Turner R.P.L.S., 5310
Registered Professional Land Surveyor

State of Texas
County of Dallas

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JOHN S. TURNER, R.P.L.S., NO. 5310, STATE OF TEXAS, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2013.

Notary Public: _____

GENERAL NOTES

- 1) ALL 1/2" IRON NAILS SET FOR CORNER AS SHOWN HEREON HAVE A 3/4" DISC STAMPED "LK MIZZ WHEATLAND ADDITION 33107"
- 2) PURPOSE OF THIS PLAT IS TO CORRECT AN UNPLATTED LOT FOR CONSTRUCTION PURPOSES.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ALL DISTANCES AS SHOWN HEREON ARE SURFACE DISTANCES.
- 5) CONTIGUES DERIVED FROM CITY OF DALLAS WATER DEPARTMENT BENCHMARKS.
- 6) PURPOSE OF THIS PLAT IS FOR NEW CONSTRUCTION.
- 7) THERE ARE NO STRUCTURES.

PRELIMINARY PLAT

**N3 WHEATLAND ADDITION
LOTS 1 & 2, CITY BLOCK 7547**

HENDERSON C. WALKER SURVEY, ABSTRACT 1544
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 120 - 390

Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values. No Scale, No Projection.

BASIS OF BEARING
Basis of bearing is the East line of ROSENSTOCK ADDITION, being North 00 deg. 10 min. 20 sec. East, determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values. No Scale, No Projection.

SYMBOL LEGEND

■	TRAFFIC SIGNAL BOX
—	UTILITY POLE
—	OVERHEAD UTILITY LINE
—	CHAINLINK FENCE
—	TRAFFIC SIGNAL
—	STORM DRAINAGE INLET
○	SANK SIGN MK

LEGEND

D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
C.M.	Cornering Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
1/2" IRP	1/2 inch iron nail found
3/8" IRP	3/8 inch iron nail found

A & W SURVEYORS, INC.
P.O. BOX 676069, MESQUITE, TX 75187
PHONE: (972) 681-4675 FAX: (972) 681-4954
WWW.AWSURVEY.COM

PROPERTY ADDRESS: 3405 WHEATLAND ROAD
Owner: LK MIZZ, Ltd., A Texas Limited Partnership
306 W. 7th Street, Suite 500, Fort Worth, TX 76102

Job No. 133013 Date by 026 09/02/13 2013-11-2013
"A professional company operating in your best interest"

CITY PLAN COMMISSION**THURSDAY, MARCH 7, 2013****FILE NUMBER:** S123-091**Subdivision Administrator:** Paul Nelson**LOCATION:** 3555 Middlefield Road, southeast of St. Augustine Road**DATE FILED:** February 12, 2013**ZONING:** A(A), R-10(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 10.459Ac. **MAPSCO:** 69W,X**OWNER/APPLICANT:** Pedro Beltran

REQUEST: An application to create one 10.459 acre lot from a tract of land in City Block 8558 on property located at 3555 Middlefield Road, southeast of St. Augustine Road.

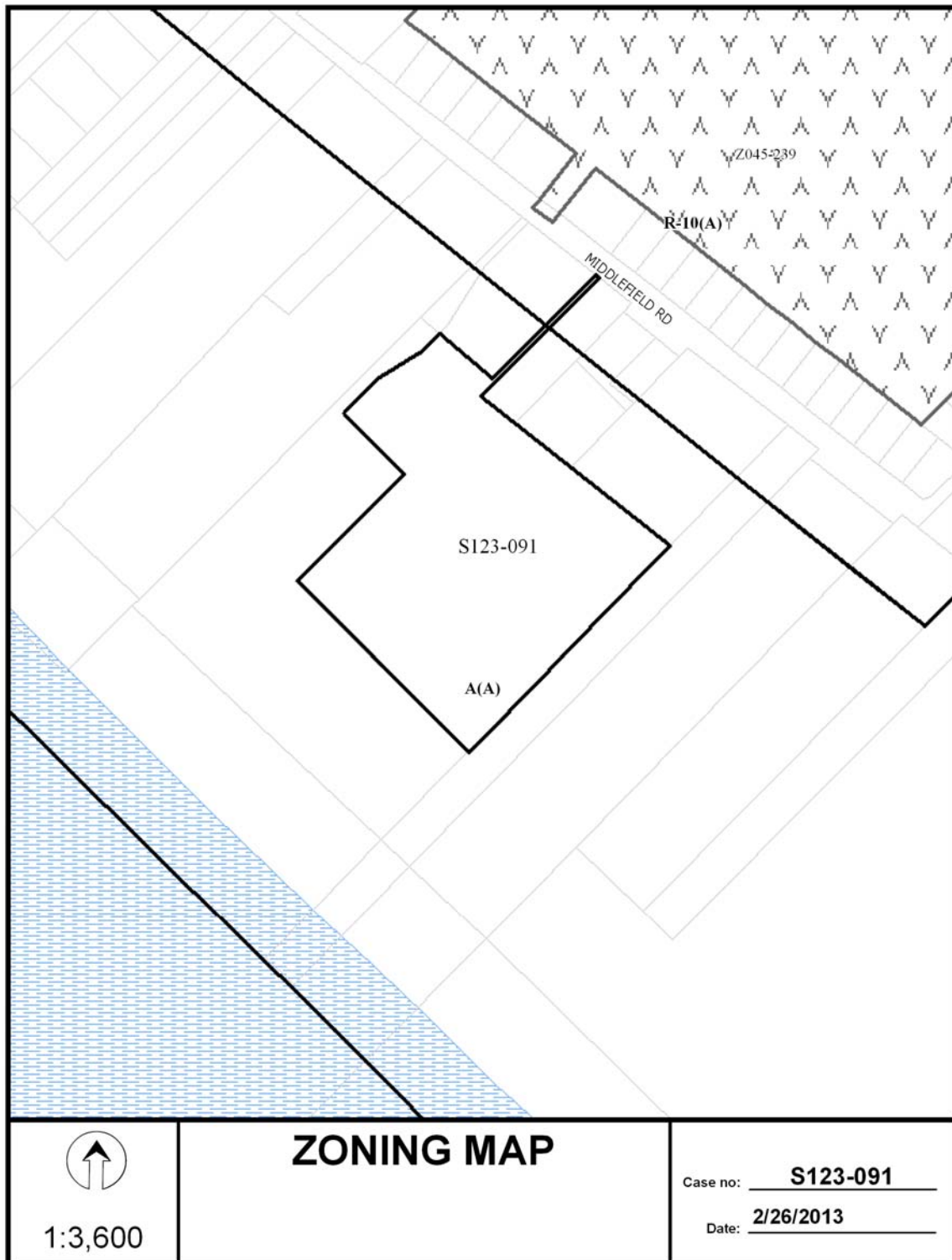
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the A(A) and R-10(A) Districts; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments

must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate 30 feet of right-of-way from the established center line of Middlefield Road.
15. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
17. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
18. Water main extension may be required by Private Development Contract.
19. A backflow agreement for wastewater is required.
20. On the final plat identify the property as Lot 3, City Block A/8558.





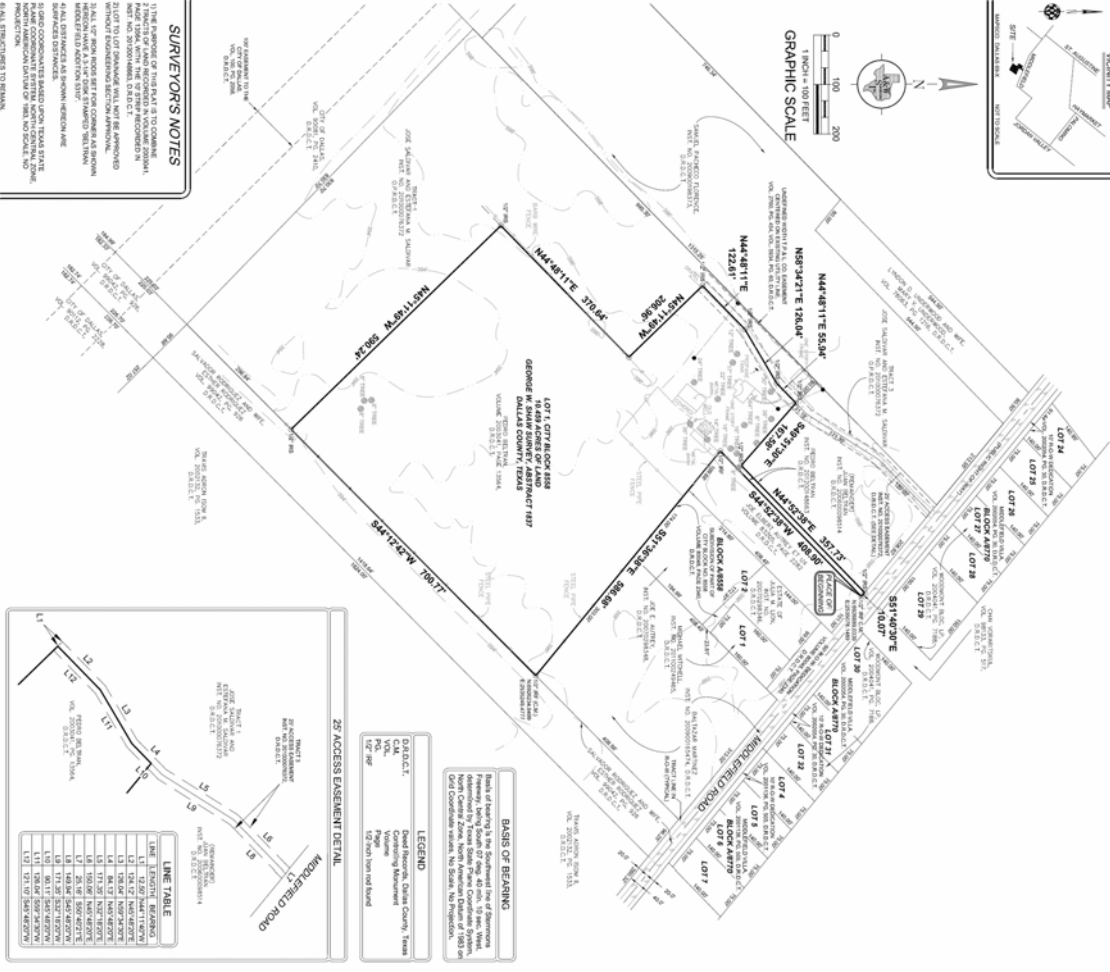
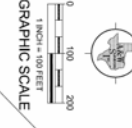
1:3,600

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-091

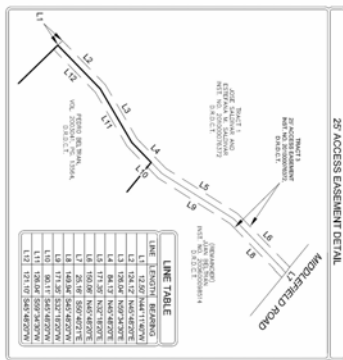
Date: 2/26/2013



SURVYOR'S NOTES

1. THE PURPOSE OF THIS PLAT IS TO CORRECT THE RECORD OF THE SURVY OF THE LAND SHOWN HEREON WITH THE SURVEY OF THE LAND SHOWN HEREON. THE SURVEY OF THE LAND SHOWN HEREON WAS MADE BY JOHN H. HARRIS, SURVYOR, ON FEBRUARY 12, 1934.

2. THE SURVEY OF THE LAND SHOWN HEREON WAS MADE BY JOHN H. HARRIS, SURVYOR, ON FEBRUARY 12, 1934. THE SURVEY OF THE LAND SHOWN HEREON WAS MADE BY JOHN H. HARRIS, SURVYOR, ON FEBRUARY 12, 1934.



LEGEND

Block	Block Boundary
Lot	Lot Boundary
Line	Line of Survey
Point	Point of Beginning
Symbol	Symbol

BASIS OF RECORD

Reference is made to the following records of Deeds and other records of the Public Records of Dallas County, Texas, to-wit: ...

OWNER'S CERTIFICATE

I, John S. Turner, the owner of the land shown hereon, hereby certify that the land shown hereon is the same land as that shown in the records of the Public Records of Dallas County, Texas, to-wit: ...

A & W SURVEYORS, INC.

1410 SOUTH RIVER STREET, SUITE 200, DALLAS, TEXAS 75215
 PHONE: (214) 342-1111
 FAX: (214) 342-1111

PRELIMINARY PLAT

BELTWAY MIDDLEFIELD ADDITION

LOT 1, BLOCK 8558

DALLAS COUNTY, TEXAS

OWNER'S DECLARATION

I, the undersigned, the owner of the land shown hereon, hereby declare that the land shown hereon is the same land as that shown in the records of the Public Records of Dallas County, Texas, to-wit: ...

CITY PLAN COMMISSION**THURSDAY, MARCH 7, 2013****FILE NUMBER:** S123-088**Subdivision Administrator:** Paul Nelson**LOCATION:** 4040 and 4046 Davila Drive**DATE FILED:** February 12, 2013**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.643 Ac.**MAPSCO:** 24T**OWNER/APPLICANT:** Robert G. and Jennifer B. Black

REQUEST: An application to replat a 0.643 acre tract of land containing all of Lots 16 and 17 in City Block A/6145 into one 0.276 acre lot and one 0.367 acre lot on property located at 4040 and 4046 Davila Drive.

SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

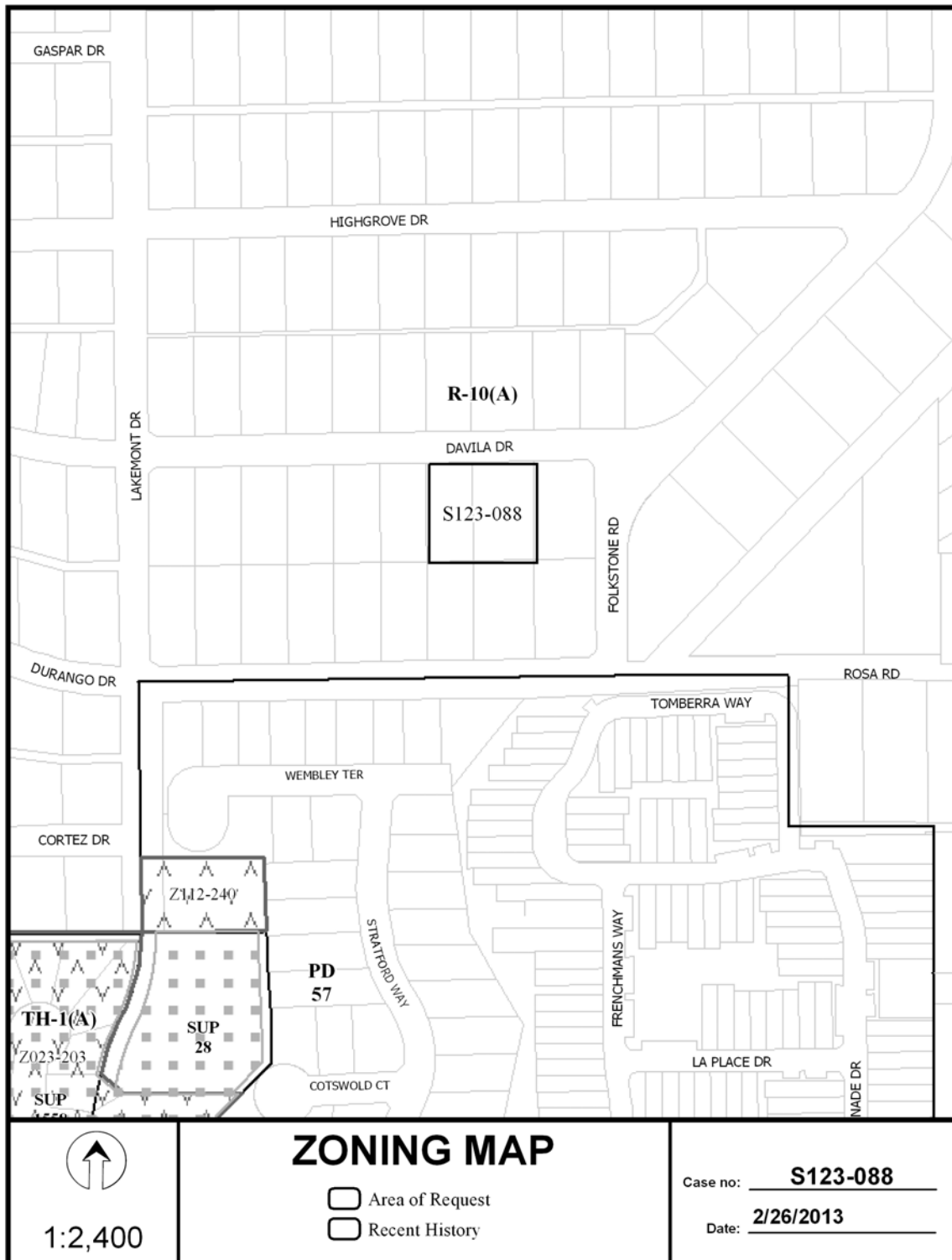
DATE NOTICES SENT: Staff sent 21 notices to property owners within 200 feet of the boundaries of the plat on February 19, 2013.

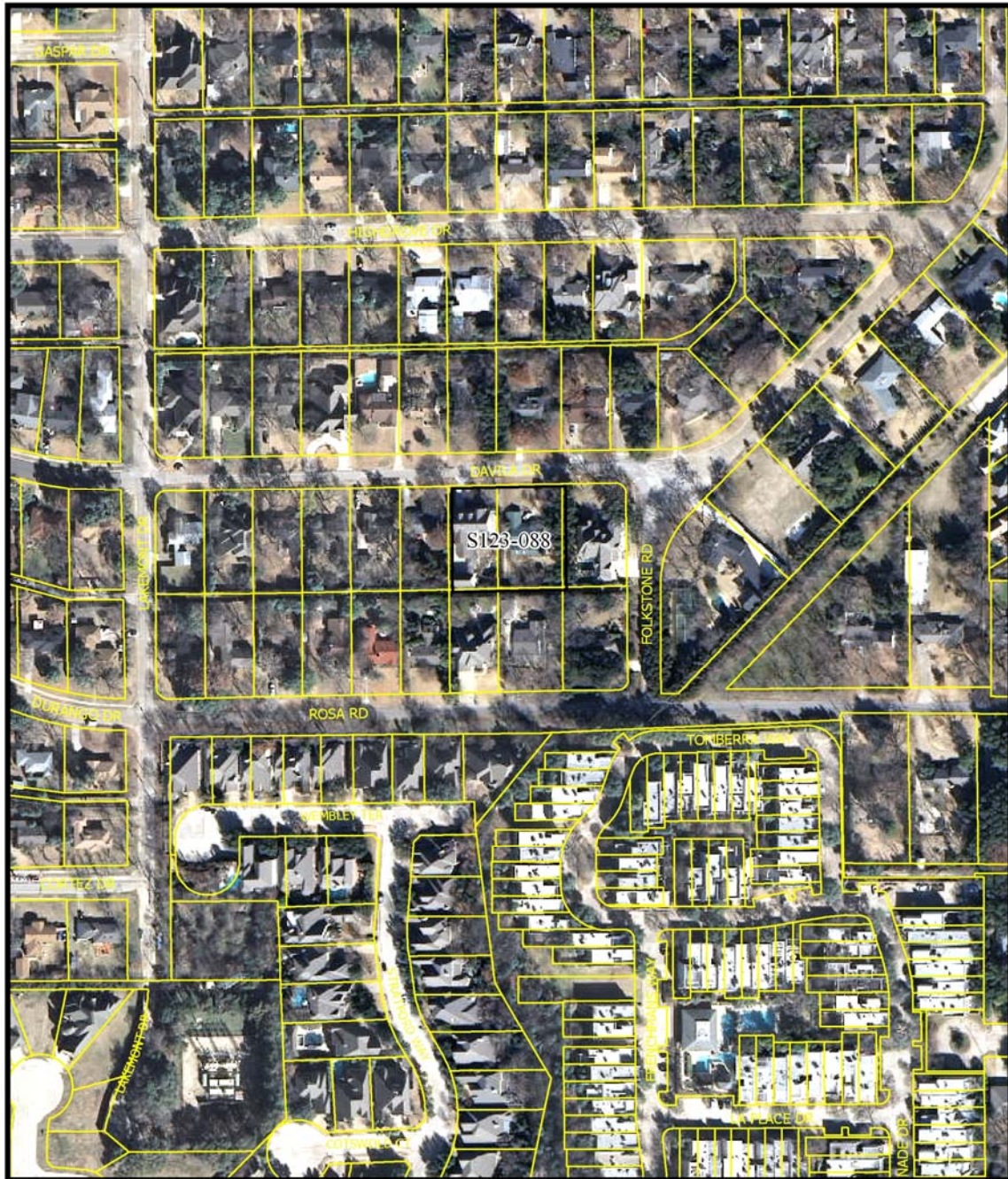
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets...".


The relocation of the common lot line between the 2 properties will not impact the lot pattern of the established neighborhood and does not increase the density of the neighborhood; therefore, staff recommends approval subject to compliance with the following conditions subject to compliance with the following conditions:

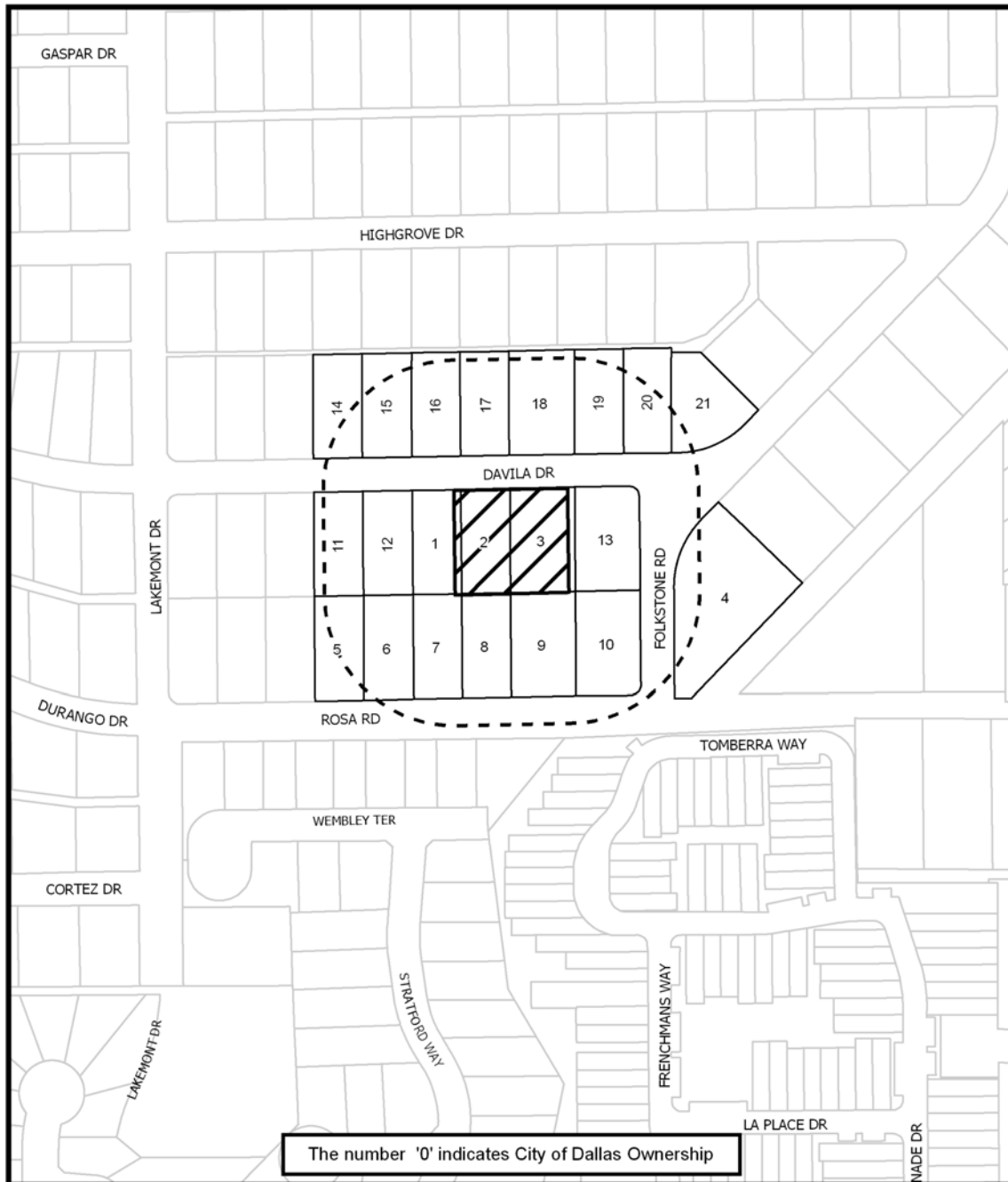
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.

7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat identify the property as Lots 16A,17A, City Block A/6145.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-088 </u> Date: <u> 2/26/2013 </u>
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 1:2,400	<h2>NOTIFICATION</h2>	Case no: S123-088			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">21</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	21	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
21	NUMBER OF PROPERTY OWNERS NOTIFIED				

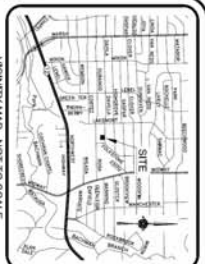
Notification List of Property Owners

S123-088

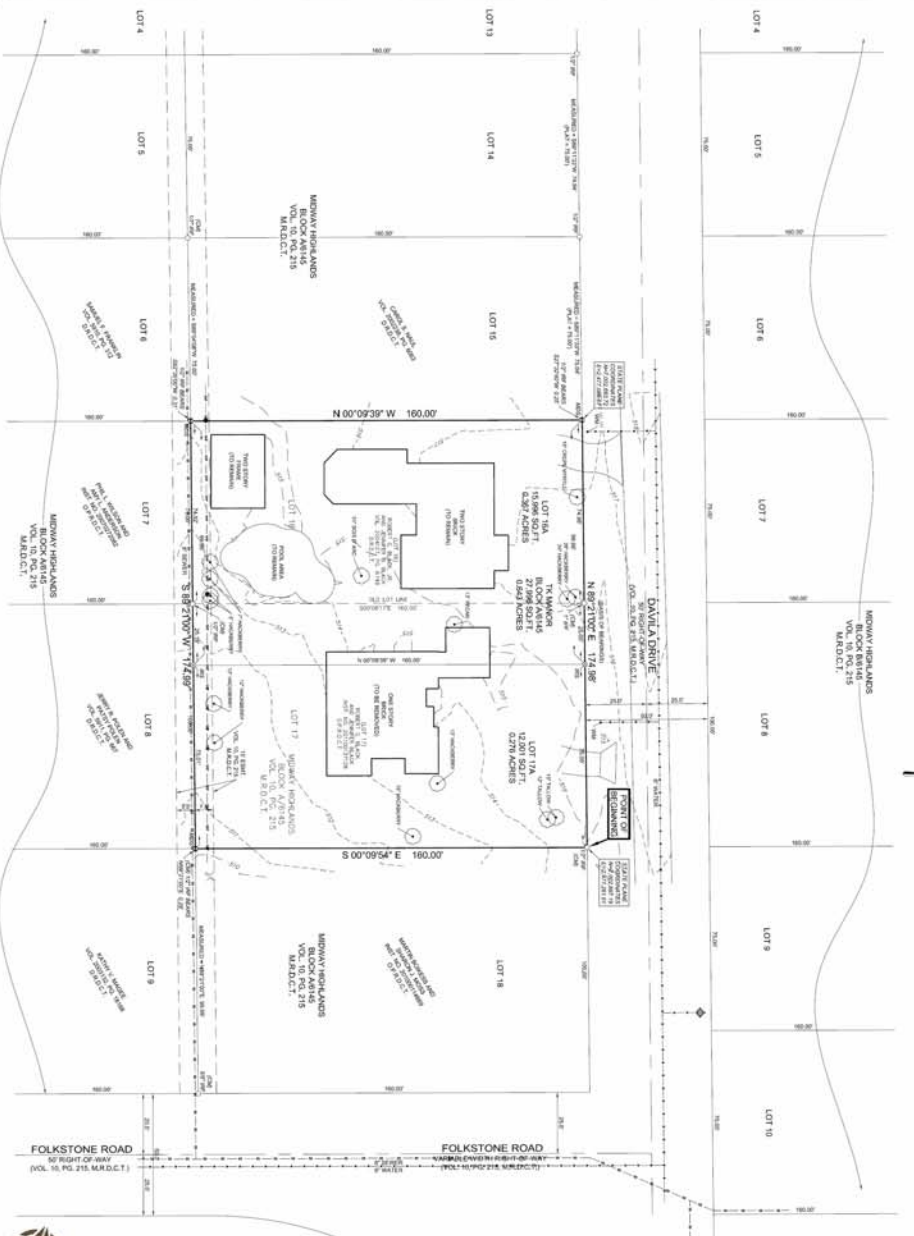
21 Property Owners Notified

Label #	Address	Owner
1	4034 DAVILA DR	NAUL CAROL S
2	4040 DAVILA DR	BLACK ROBERT G JR & JENNIFER
3	4046 DAVILA DR	BLACK ROBERT G & JENNIFER
4	9420 FOLKSTONE RD	RAILSBACK PAUL W
5	4023 ROSA RD	LOPEZ RENE T
6	4029 ROSA RD	DAVIS JOSEPH VAN BUEREN
7	4035 ROSA RD	FRANKLIN SAMUEL F
8	4041 ROSA RD	WILSON PHIL L & AMY L
9	4049 ROSA RD	POLEN JERRY R
10	4057 ROSA RD	MAGEE KATHY V
11	4022 DAVILA DR	CHAMBERS ANDREW R & COURTNEY CHAMBERS
12	4028 DAVILA DR	ANGELO MATTHEW & CANDACE
13	4058 DAVILA DR	BOIKESS MARTIN & SHARON J MOSS
14	4023 DAVILA DR	REYES NELSON & SUSAN
15	4029 DAVILA DR	DRINKWATER ROBERT BLAND & PHYLLIS M
16	4035 DAVILA DR	PRYOR ELLER LAWRENCE
17	4041 DAVILA DR	CHURCHILL WILLIAM R & APRYL D CHURCHILL
18	4049 DAVILA DR	PETERSON STEVEN L
19	4053 DAVILA DR	HOLMAN SHARON J
20	4059 DAVILA DR	CROOKS GREG & ALICIA R
21	9431 FOLKSTONE RD	DUNLAP NANCY K

Friday, February 15, 2013



DISSEMINATION STATEMENTS ON THE RECORD LINE OF DAVIDA DRIVE, WEST SIDE OF ROCKWAY HIGHLANDS, RECORD NO. 16, POL. 215, M.R.D.C.T. 19. THE RECORD LINE OF DAVIDA DRIVE WILL BE ADJUSTED TO THE RECORD LINE OF ROCKWAY HIGHLANDS. THE RECORD LINE OF ROCKWAY HIGHLANDS WILL BE ADJUSTED TO THE RECORD LINE OF DAVIDA DRIVE. THE RECORD LINE OF DAVIDA DRIVE WILL BE ADJUSTED TO THE RECORD LINE OF ROCKWAY HIGHLANDS. THE RECORD LINE OF ROCKWAY HIGHLANDS WILL BE ADJUSTED TO THE RECORD LINE OF DAVIDA DRIVE.



OWNER'S CERTIFICATE
I, the undersigned, being a duly qualified and lawful owner of the above described land, do hereby certify that the same is the property of the undersigned and that no other person has any claim or interest therein.

OWNER'S DECLARATION
I, the undersigned, being a duly qualified and lawful owner of the above described land, do hereby declare that the same is the property of the undersigned and that no other person has any claim or interest therein.

RELEASED FOR REVIEW
RECORDED ON 03/07/2013
CITY OF DALLAS, TEXAS

OWNER: ROBERT G. BLACK, JR.
PRELIMINARY PLAT
OWNER: T. MAJOR
DAVIDA DRIVE, 42ND & ADELL
S BASTION WAY, S 21ST STREET, S 19TH STREET
FOLKSTONE ROAD, S 17TH STREET, S 15TH STREET
S 13TH STREET, S 11TH STREET, S 9TH STREET, S 7TH STREET, S 5TH STREET, S 3RD STREET
DAVIDA DRIVE, 42ND & ADELL
S BASTION WAY, S 21ST STREET, S 19TH STREET
FOLKSTONE ROAD, S 17TH STREET, S 15TH STREET
S 13TH STREET, S 11TH STREET, S 9TH STREET, S 7TH STREET, S 5TH STREET, S 3RD STREET



FILE NUMBER: W123-003

DATE FILED: January 18, 2013

LOCATION: South Side of Military Parkway, between Delafield Lane and Darby Drive

COUNCIL DISTRICT: 4

MAPSCO: 48-V

SIZE OF REQUEST: Approx 12.67 acres

CENSUS TRACT: 90

MISCELLANEOUS DOCKET ITEM:

Applicant/Owner: Rosa Rosales

Waiver of Two-Year Waiting Period

On January 25, 2012, the City Council approved an application for a Specific Use Permit for an open-enrollment charter school at the above location. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to January 25, 2014, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to amend SUP No. 1939. They state their reasoning as: "We have purchased two portables and are wanting to move the classrooms (that were originally on the SUP inside the church/school) to the portables. Four classrooms will be moved to the portables."

According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing."

Staff Recommendation: Denial

N



PD-827

CANNAS

SADDLEBACK

TUMBLE RIDGE

CEDAR POST

MILITARY

MILITARY

SITE

SUP
1939

SCENIC BLUFF

R-7.5(A)

DELAFIELD

CIVIL

INDIANOLA

MINOCO

DARBY

ETTA

BOISE



1:4,000

Case #: **W123-003**

Date: **March 7, 2013**



February 5, 2013

City of Dallas Sustainable Development and Construction
1500 Marilla St. #5BN
Dallas, TX 75201

City of Dallas Representative,

I, Martin D. Wegman owner of The Pathway of Life Church, authorize Rosa Rosales to act as a representative on my behalf for any changes that need to be made for zoning and or obtaining the COE.

If you have any questions, please feel free to contact me at 214-275-7284 x100.

Regards,



Martin D. Wegman

W123-003

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z112-113 (RB)

Location 8510 Military Pkwy. Dallas TX 75227

Date of last CPC or CC Action JANUARY 25, 2012

Applicant's Name, Address & Phone Number Rosa Rosales - cell# (214) 518 3697 - office # (214) 275 7284

Property Owner's Name, Address and Phone No., if different from above
PATHWAY of Life Church (214) 275 7284
8510 Military Pkwy. Dallas TX 75227

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

We have purchased two portables and are wanting to move the classrooms (that were originally on the SUP inside the church/school) to the portable. 4 classroom will be moved to the portables.


Applicant's Signature

Owner's Signature (if individual) or
Letter of Authorization (from corporation/partnership)

1/18/2013
Date Received
Fee: \$300.00

FILE NUMBER: W123-004

DATE FILED: February 19, 2013

LOCATION: East corner of Meadow Street and Birmingham Avenue

COUNCIL DISTRICT: 7

MAPSCO: 46- T, U

SIZE OF REQUEST: Approx 5.375 acres

CENSUS TRACT: 37.00

MISCELLANEOUS DOCKET ITEM:

Applicant/Owner: Karl Crawley (Masterplan)

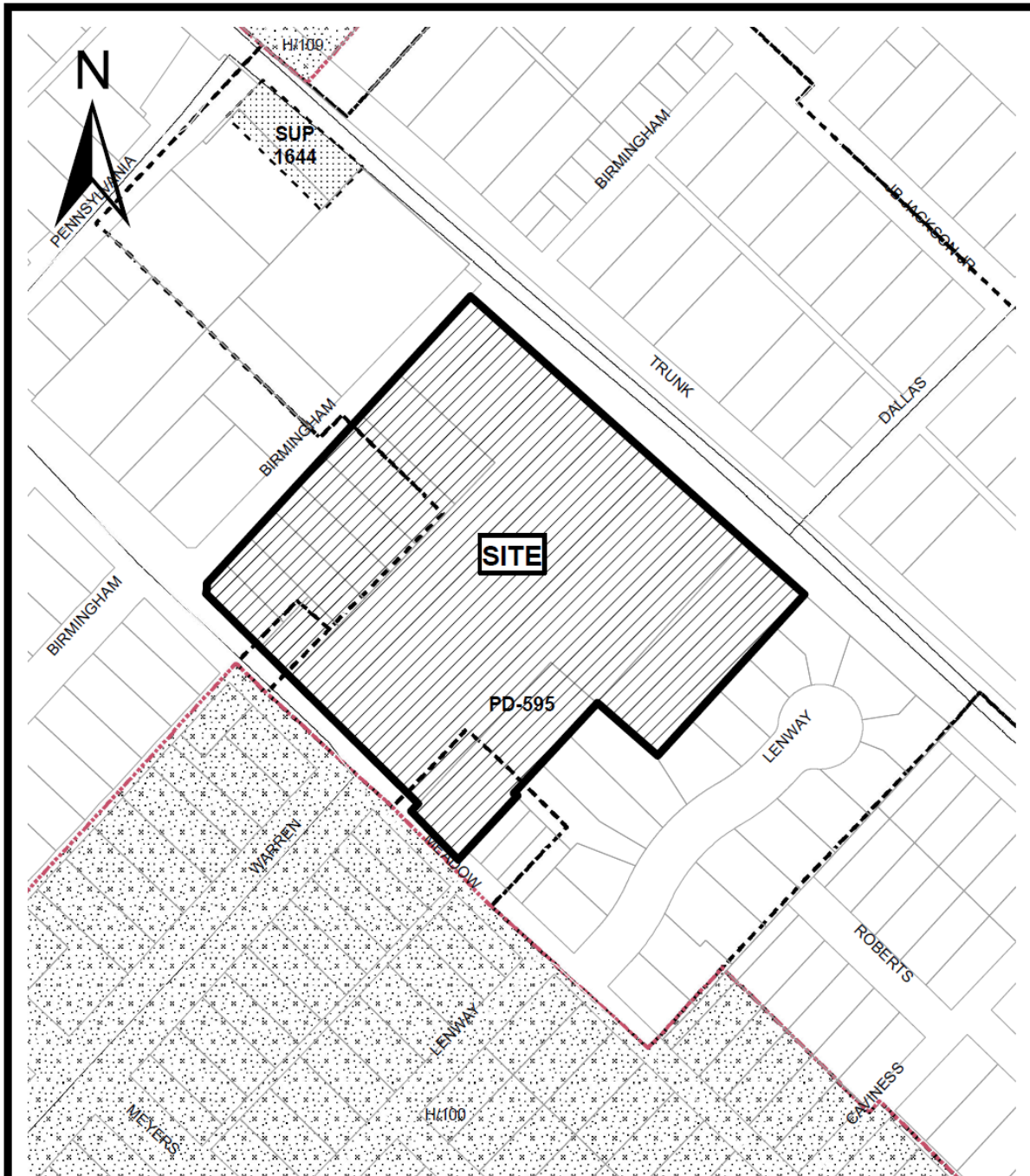
Waiver of Two-Year Waiting Period

On December 12, 2012, the City Council approved an application to amend Planned Development District 595, the South Dallas/Fair Park Special Purpose District. The above location was included in the area considered for amendments. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to December 12, 2014, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to construct a new athletic facility on a portion of PD No. 595. They state their reasoning as: "The previous zoning case was for the entire PD No. 595 Special Purpose District. DISD would like to construct a new athletic facility and cannot wait for the two year time period."

According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing."

Staff Recommendation: Denial



1:2,000

Case #: **W123-004**
 Date: **March 7, 2013**

W123-004

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. 8101-277
 Location BIRMINGHAM AVE AND MEADOW ST. WEST CORNER
 Date of last CPC or CC Action 12/12/12
 Applicant's Name, Address & Phone Number KARL CRAWLEY
MASTERPLAN 900 JACKSON STE 640 DALLAS TX 75202
 Property Owner's Name, Address and Phone No., if different from above
D.I.S.D. 3801 HERSCHEL AVE
DALLAS TX 75219

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

- PREVIOUS ZONING CASE WAS FOR THE
ENTIRE PD 595 SPECIAL PURPOSE DISTRICT.
- DISTD WOULD LIKE TO CONSTRUCT A
NEW ATHLETIC FACILITY AND CANNOT
WAIT FOR THE TWO YEAR TIME
PERIOD.


 Applicant's Signature

RECEIVED BY

FEB 19 2013

Current Planning

Owner's Signature (if individual) or
 Letter of Authorization (from corporation/partnership)

Date Received
 Fee: \$300.00

Receipt #4809

March 15, 2012

Mr. David Cossum, Assistant Director
Sustainable Development and Construction
Dallas City Hall
Dallas, Texas 75201

RE: 2008 Bond Program – Dallas Independent School District


Dear Mr. Cossum:

The undersigned hereby authorizes MASTERPLAN to represent the undersigned in all matters regarding zoning changes, platting, permitting and abandonments associated with the 2008 Bond Program for the Dallas Independent School District.

By: 
Ed Levine, Executive Director of Construction Services, Dallas Independent School District

Before me, the undersigned authority, on this day personally appeared Ed Levine, Executive Director of Construction Services of the Dallas Independent School District, known to me to be the person whose name is subscribed to this letter, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said school district.

Given under my hand and seal of office on this 15 day of March,
2012.


Notary Public, State of Texas

My commission expires _____



FILE NUMBER: D123-007

DATE FILED: December 14, 2012

LOCATION: On area between Dealey Avenue to the north, E Greenbriar Lane to the west, east of Plowman Avenue.

COUNCIL DISTRICT: 3

MAPSCO: 44 – V, Z

SIZE OF REQUEST: 3.09 acres

CENSUS TRACT: 20.00

MISCELLANEOUS DOCKET ITEM

Owner: Verde Greenbriar Apartments, LP

Applicant: Maple Multifamily, LLC

Representative: Robert Baldwin, Baldwin and Associates

Development Plan:

On March 12, 1997, the City Council passed Ordinance No. 23057 which established Planned Development District No. 468, on property generally bounded by Interstate 30, the Levee on the east side of the Trinity River, Interstate 35E (South R.L. Thorton Freeway), Jefferson Boulevard, Eight Street, a line midway between Beckley Avenue and Crawford Street, Neches Street, Bishop Avenue, Colorado Boulevard, and Beckley Avenue.

On January 9, 2012, the City Council approved a new Sub district A-2 within Planned Development District No. 468 for residential uses. The proposed development plan is located within Subdistrict A-2.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase. The Planned Development District does not require the landscape plan to be approved by the City Plan Commission. Staff has reviewed the proposed development plan and it complies with the requirement of the ordinance.

In conjunction with the above requirement, the attached development plan is submitted for Commission's consideration. The plan provides for the construction of 167 multifamily units.

STAFF RECOMMENDATION: Approval

List of Applicant/Owner Officers

Ownership Information

323 E. Greenbriar Lane and 333E. Greenbriar Lane

Owner

Verde Greenbriar Apartments, LP – Owner
5847 San Felipe Street – Suite 4400
Houston, TX 77057

General Partner

Verde Realty, TRS, GP, LLC
5847 San Felipe Street – Suite 4400
Houston, TX 77057

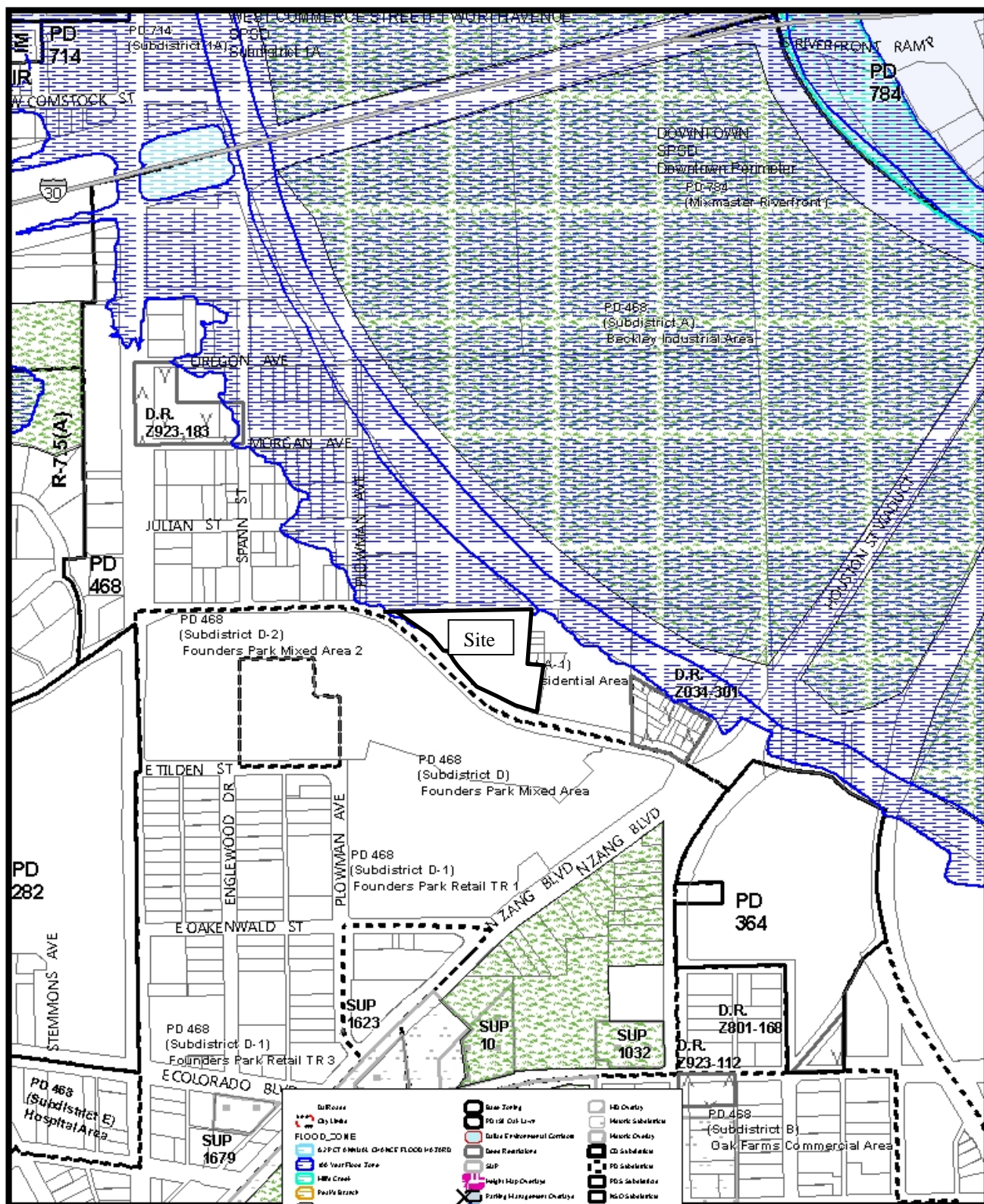
Verde Valley Realty, TRS, LLC

General Partner
5847 San Felipe Street – Suite 4400
Houston, TX 77057

C. Ronald Blankenship, President
A. Richard Moore, CFO & Secretary
Stuart Milam, Vice President
Thomas L. Poe, Vice President
D. Brent Shaffer, Vice President

Maple Multi-Family, LLC

Anne L. Raymond, Manager
Kenneth J. Valach, Vice President
Mathew D. Schildt, Vice President
Scott D. David, Vice President
Stephen Bancroft, Vice President
Timothy Hogan, Vice President

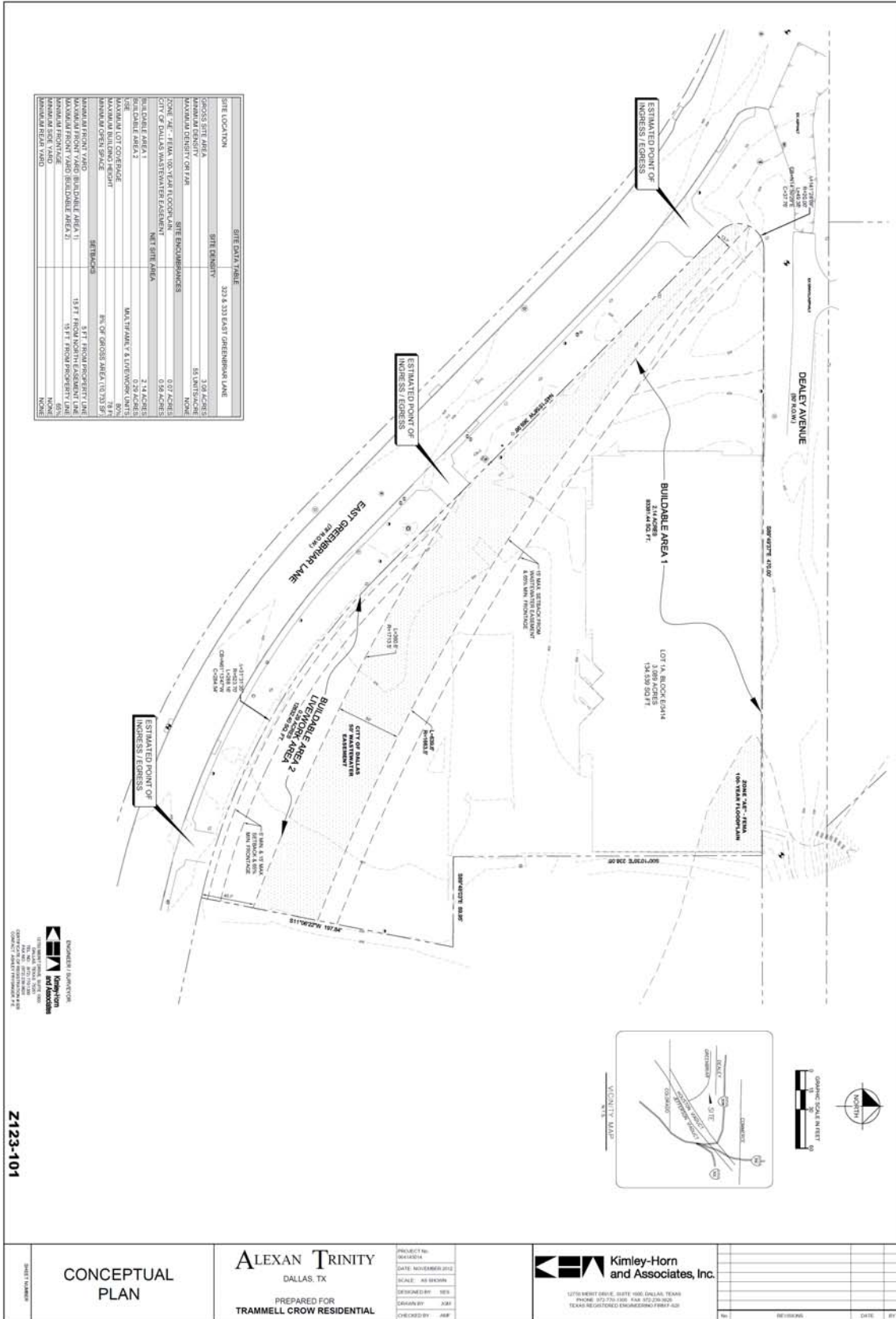


1:6,000

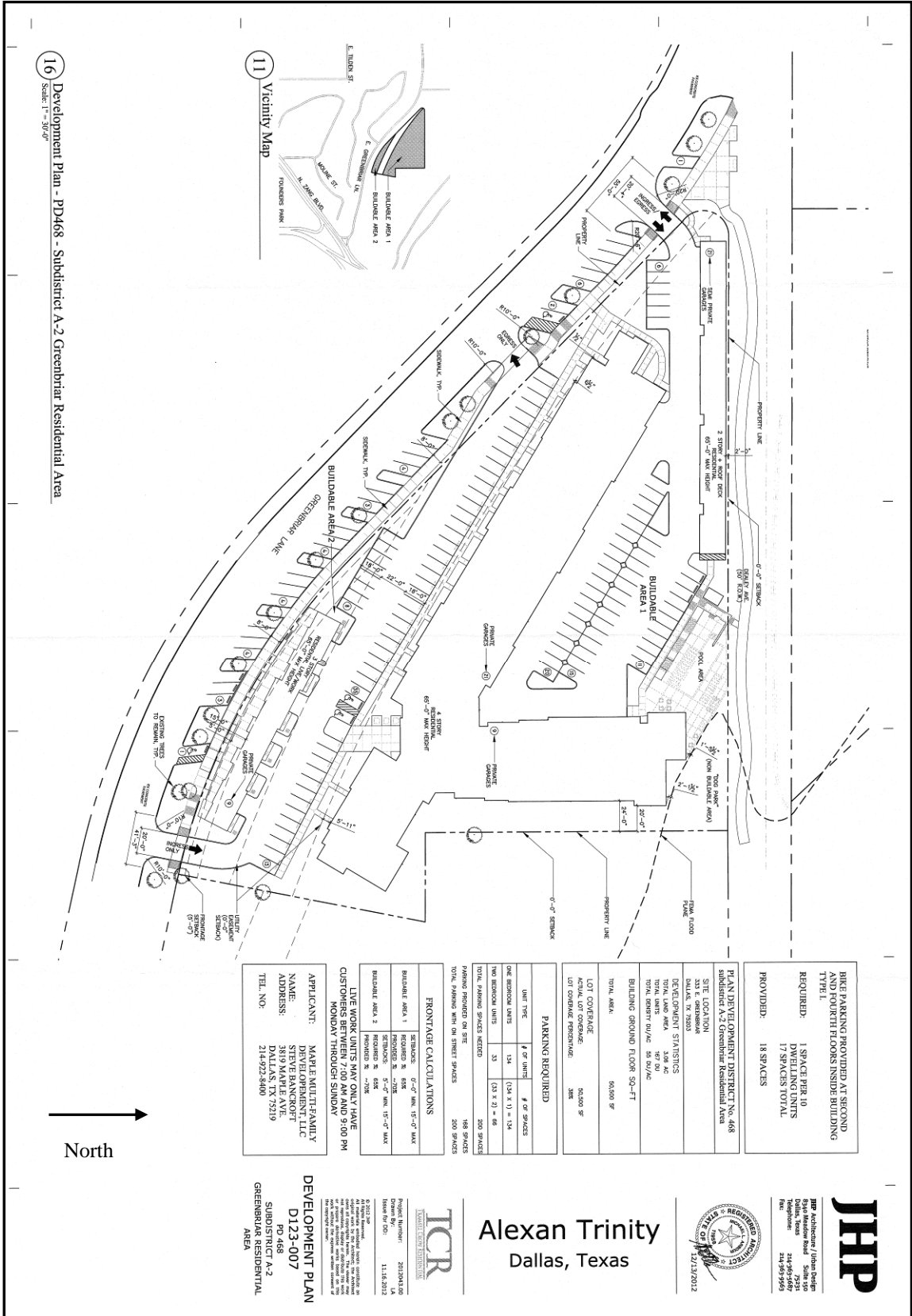
City Lines	Blue Trench	H2O Overlay
FLOOD_ZONE	PD 181 Out-Look	Historic Subdistrict
65 Year Flood Zone	Delta Environmental Corridor	H2O Overlay
100 Year Flood Zone	Dues Reformation	ID Subdistrict
1500 Creek	SUP	PD Subdistrict
Pavement Overlay	Height Map Overlay	PD Subdistrict
Parks	Paving Management Overlay	H2O Overlay
	Shop Floor Overlay	Equipment Overlay
	D	
	D-1	
	D-2	
	D-3	

D123-007

EXISTING CONCEPTUAL PLAN

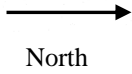


PROPOSED DEVELOPMENT PLAN



16 Development Plan - PD468 - Subdistrict A-2 Greenbriar Residential Area
Scale: 1" = 30'-0"

<p>BIKE PARKING PROVIDED AT SECOND AND FOURTH FLOORS INSIDE BUILDING TYPE I</p> <p>REQUIRED: 1 SPACE PER 10 DWELLING UNITS 17 SPACES TOTAL</p> <p>PROVIDED: 18 SPACES</p>													
<p>PLAN DEVELOPMENT DISTRICT No. 468 Subdistrict A-2 Greenbriar Residential Area</p> <p>SITE LOCATION 233 E. GREENBRIAR LAKE DALLAS, TEXAS 75219</p> <p>REDEVELOPMENT STATISTICS TOTAL LAND AREA 3.08 AC TOTAL IMPROVEMENTS 50,500 SF TOTAL GROUND FLOOR 50,500 SF</p> <p>TOTAL AREA 50,500 SF</p> <p>LOT COVERAGE 50,500 SF ACTUAL LOT COVERAGE 38% LOT COVERAGE PERMISSIBLE 38%</p>													
<p>PARKING REQUIRED</p> <table border="1"> <thead> <tr> <th>UNIT TYPE</th> <th># OF UNITS</th> <th># OF SPACES</th> </tr> </thead> <tbody> <tr> <td>ONE BEDROOM UNITS</td> <td>124</td> <td>(1.24 x 1) = 124</td> </tr> <tr> <td>TWO BEDROOM UNITS</td> <td>33</td> <td>(1.33 x 2) = 66</td> </tr> <tr> <td>TOTAL PARKING SPACES NEEDED</td> <td></td> <td>200 SPACES</td> </tr> </tbody> </table> <p>PARKING PROVIDED ON SITE 188 SPACES TOTAL PARKING WITH ON STREET SPACES 200 SPACES</p>		UNIT TYPE	# OF UNITS	# OF SPACES	ONE BEDROOM UNITS	124	(1.24 x 1) = 124	TWO BEDROOM UNITS	33	(1.33 x 2) = 66	TOTAL PARKING SPACES NEEDED		200 SPACES
UNIT TYPE	# OF UNITS	# OF SPACES											
ONE BEDROOM UNITS	124	(1.24 x 1) = 124											
TWO BEDROOM UNITS	33	(1.33 x 2) = 66											
TOTAL PARKING SPACES NEEDED		200 SPACES											
<p>FRONTAGE CALCULATIONS</p> <table border="1"> <thead> <tr> <th>BUILDABLE AREA</th> <th>REQUIRED #</th> <th>PROVIDED #</th> </tr> </thead> <tbody> <tr> <td>BUILDABLE AREA 1</td> <td>628</td> <td>628</td> </tr> <tr> <td>BUILDABLE AREA 2</td> <td>628</td> <td>628</td> </tr> </tbody> </table> <p>LIVE WORK UNITS MAY ONLY HAVE CUSTOMERS BETWEEN 7:00 AM SUNDAY AND 7:00 PM</p> <p>APPLICANT: MARLE MULTI-FAMILY DEVELOPMENT, LLC NAME: STEVE BARKHOFF ADDRESS: 233 E. GREENBRIAR LAKE, DALLAS, TX 75219 TEL. NO.: 214-922-8400</p>		BUILDABLE AREA	REQUIRED #	PROVIDED #	BUILDABLE AREA 1	628	628	BUILDABLE AREA 2	628	628			
BUILDABLE AREA	REQUIRED #	PROVIDED #											
BUILDABLE AREA 1	628	628											
BUILDABLE AREA 2	628	628											



DEVELOPMENT PLAN
D123-007
SUBDISTRICT A-2
GREENBRIAR RESIDENTIAL AREA



Alexan Trinity
Dallas, Texas



**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

DOWNTOWN DISTRICT

CASE NUMBER: 1211151038

FILED: November 21, 2012

LOCATION: 1601 Elm Street, West elevation

SIZE OF REQUEST: 336 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD 619 (Retail Core)

MAPSCO: 45-L

APPLICANT: Dean Kraus

CONTRACTOR: Reynolds Signage Solutions

OWNER/TENANT: Tower Garage

REQUEST: Install one (1) 336 sq. ft. upper level flat attached sign.

SUMMARY: The application is to install an upper level flat attached sign to read, "Daily/Monthly Parking" on Elm Street, West elevation.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

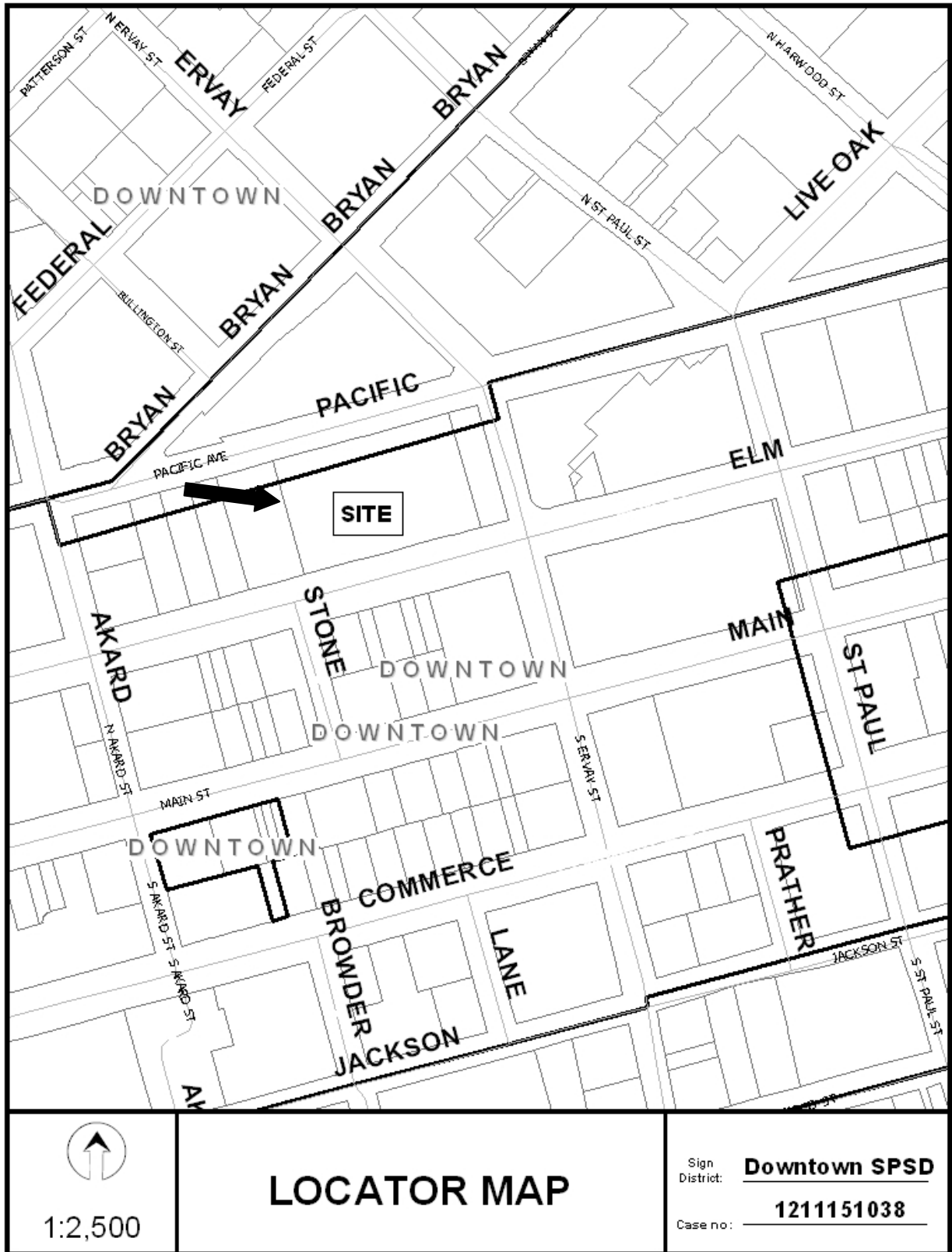
BACKGROUND:

- Construction of the flat attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911. FLAT ATTACHED SIGNS:

(e) Flat attached signs.

(3) Upper level flat attached signs.

- (A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches.
- (B) Upper level flat attached signs must be wholly located within the upper level sign area.



Date: November 26, 2012

DIGITALLY PRINTED ALUMINUM PANEL
SPACED @ 4'-0" C.T.C. MAX.
INSTALLED ON WALL
COLORS: BACKGROUND-
PMS RED # 193; LETTERS-WHITE



A DIGITALLY PRINTED ALUMINUM PANEL
(1) REQUIRED

SCALE: 1/8"=1'-0"

Revised: 1/2/13

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

DOWNTOWN DISTRICT

CASE NUMBER: 1301031018

FILED: January 2, 2013

LOCATION: 1707 San Jacinto Avenue, NW elevation **SIZE OF REQUEST:** 509 sq. ft.

COUNCIL DISTRICT: 14

ZONING: Central Area CA-1(A)

MAPSCO: 45-K

APPLICANT: Jerry Bural

CONTRACTOR: Environmental Signage Solutions

OWNER/TENANT: First Baptist Church

REQUEST: Install one 509 sq. ft. upper level flat attached sign.

SUMMARY: The application is to install an upper level flat attached sign to read, "First Baptist Dallas" on St. Paul Street, Northwest elevation.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

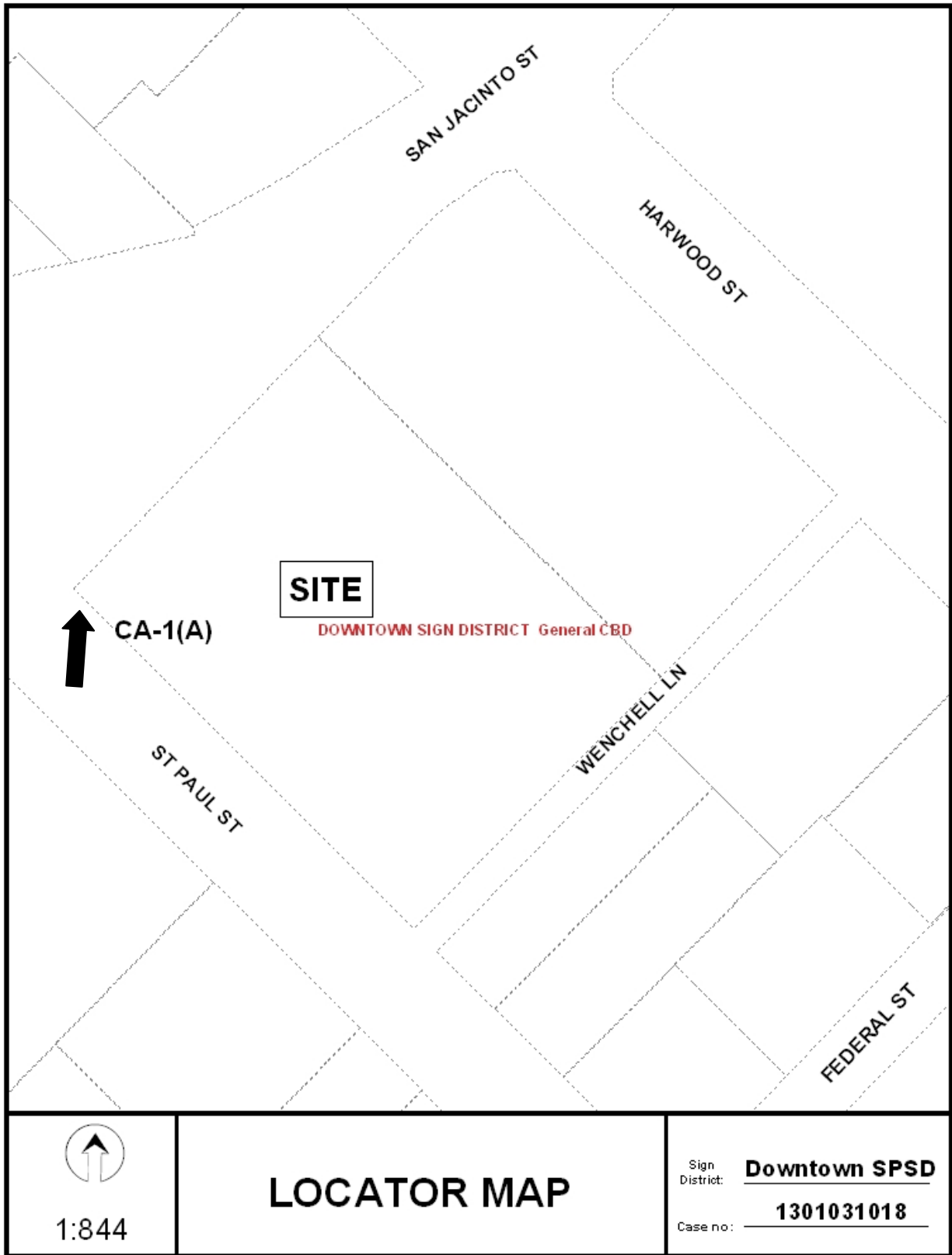
- Construction of the flat attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911. FLAT ATTACHED SIGNS:


(e) Flat attached signs.

(3) Upper level flat attached signs.

(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches.

(B) Upper level flat attached signs must be wholly located within the upper level sign area.

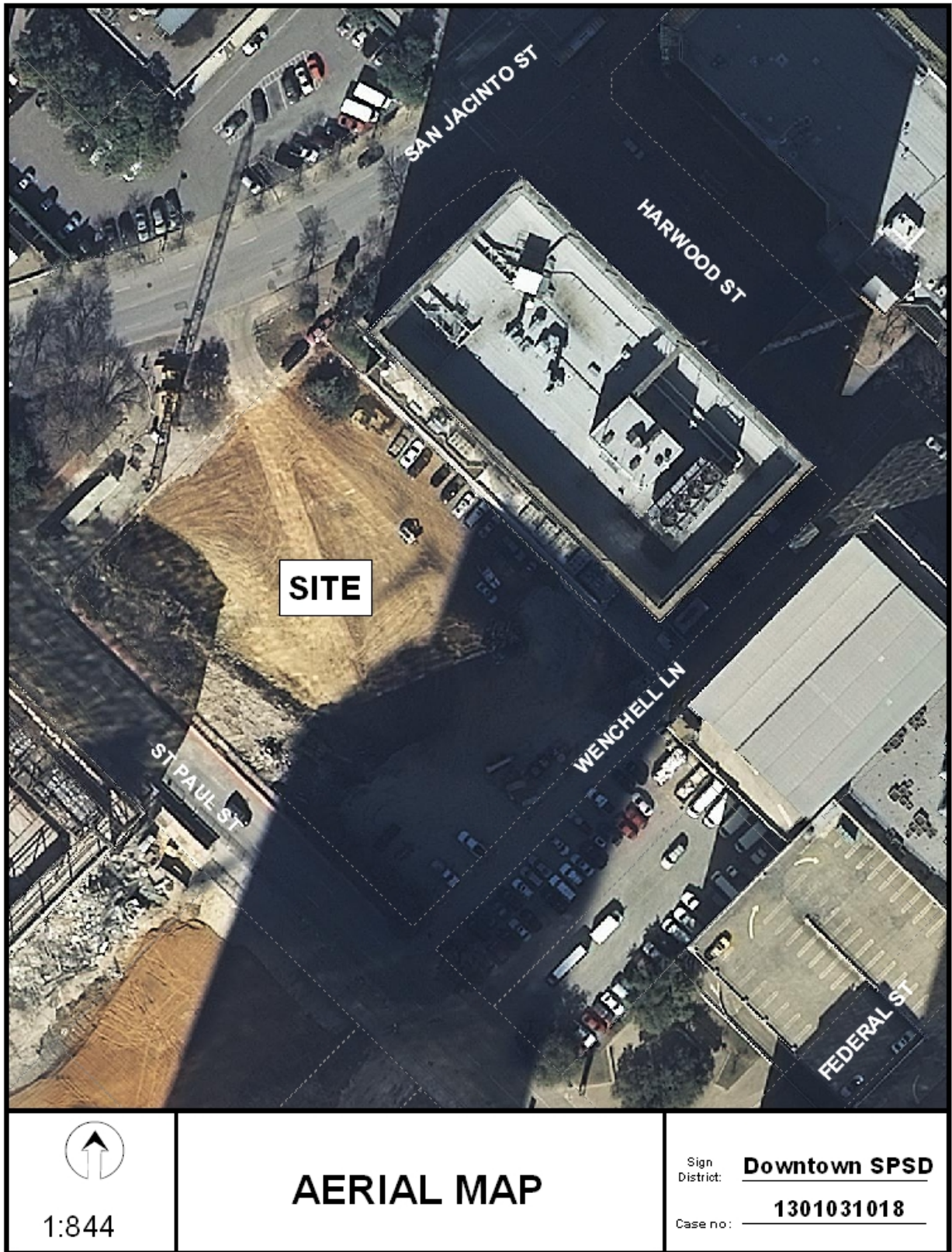



1:844

LOCATOR MAP

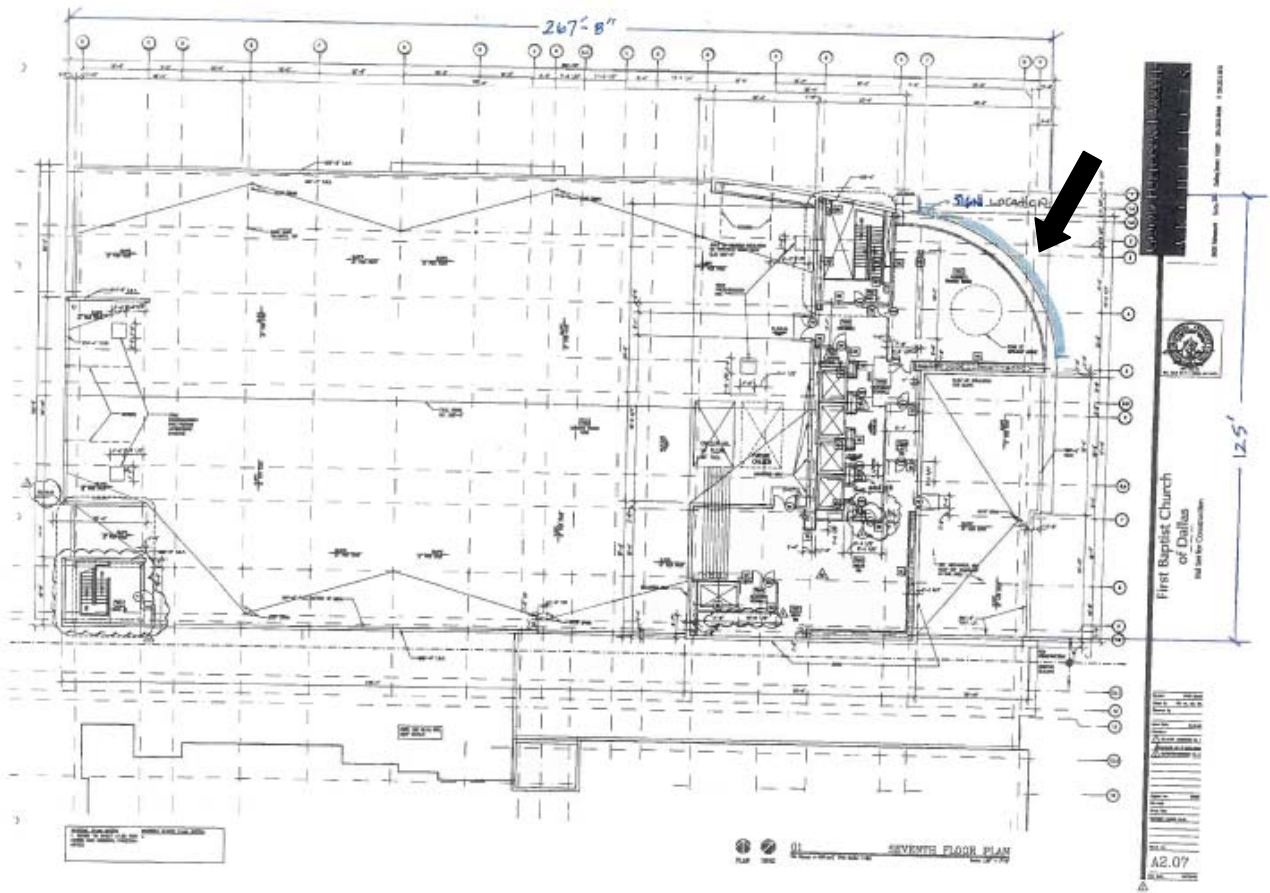
Sign District: **Downtown SPSD**
Case no: **1301031018**

DATE: January 18, 2013



DATE: January 18, 2013

Floor Plan





Day



Night

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

DOWNTOWN DISTRICT

CASE NUMBER: 1301251010

FILED: January 9, 2013

LOCATION: 2323 Bryan Street, South elevation

SIZE OF REQUEST: 240 sq. ft.

COUNCIL DISTRICT: 14

ZONING: Central Area CA-1(A)

MAPSCO: 45-L

APPLICANT: Carl Large

CONTRACTOR: Metroplex Signs

OWNER/TENANT: Univision

REQUEST: Install one (1) 240 square foot upper level flat attached sign.

SUMMARY: The application is to replace an existing upper level flat attached sign to read, "Univision" on Bryan Street, South elevation.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

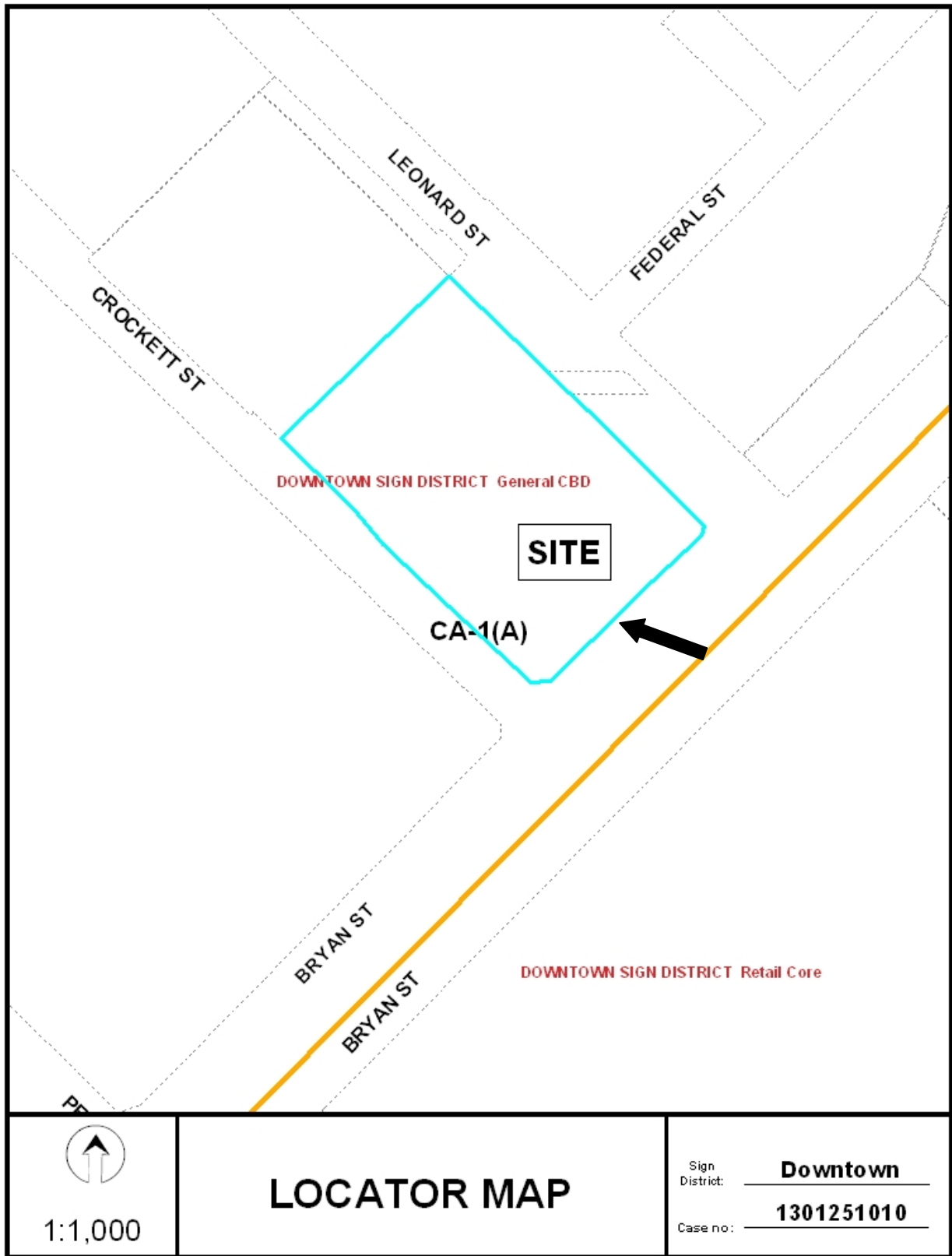
BACKGROUND:

- Construction of the flat attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911. FLAT ATTACHED SIGNS:

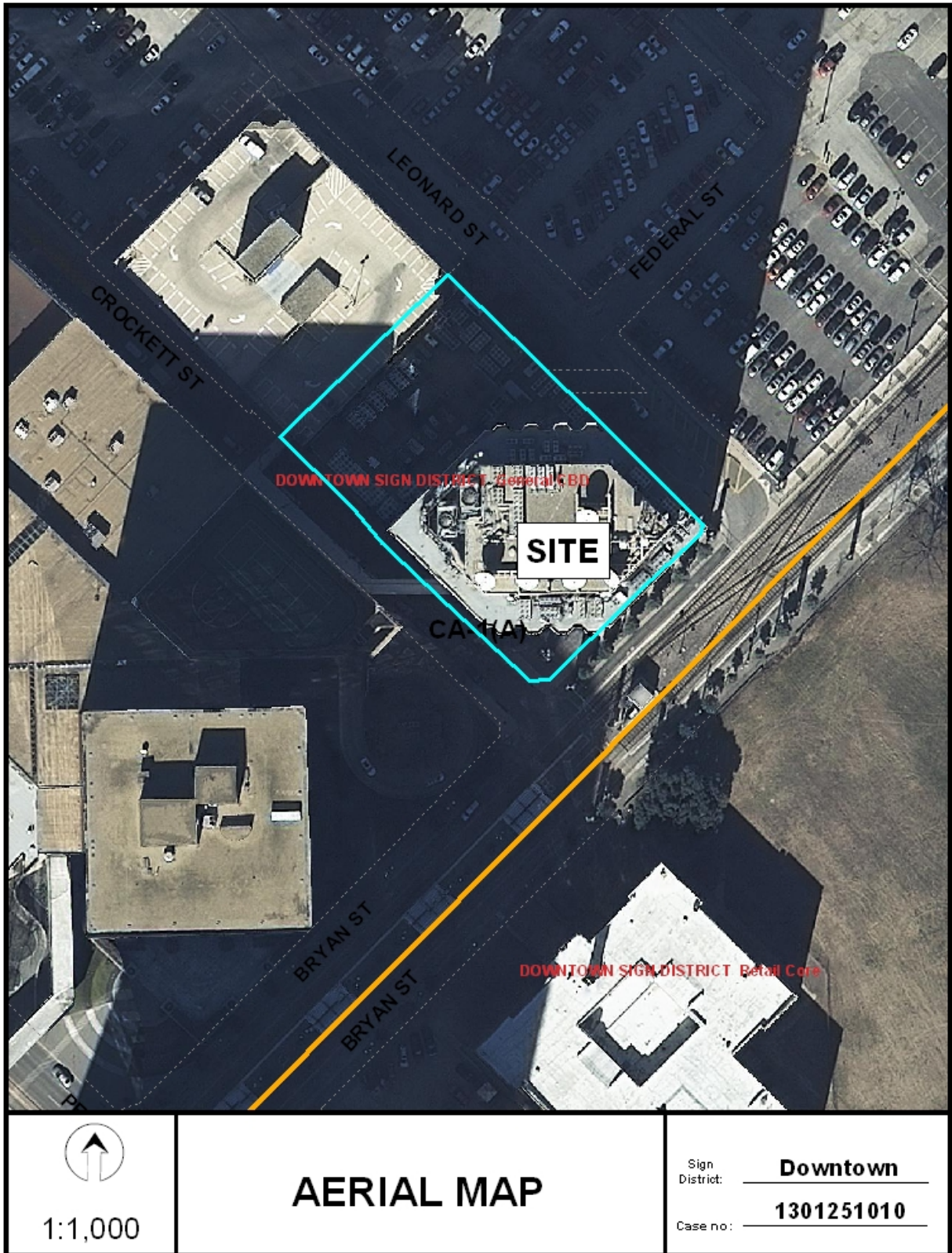
(e) Flat attached signs.

(3) Upper level flat attached signs.

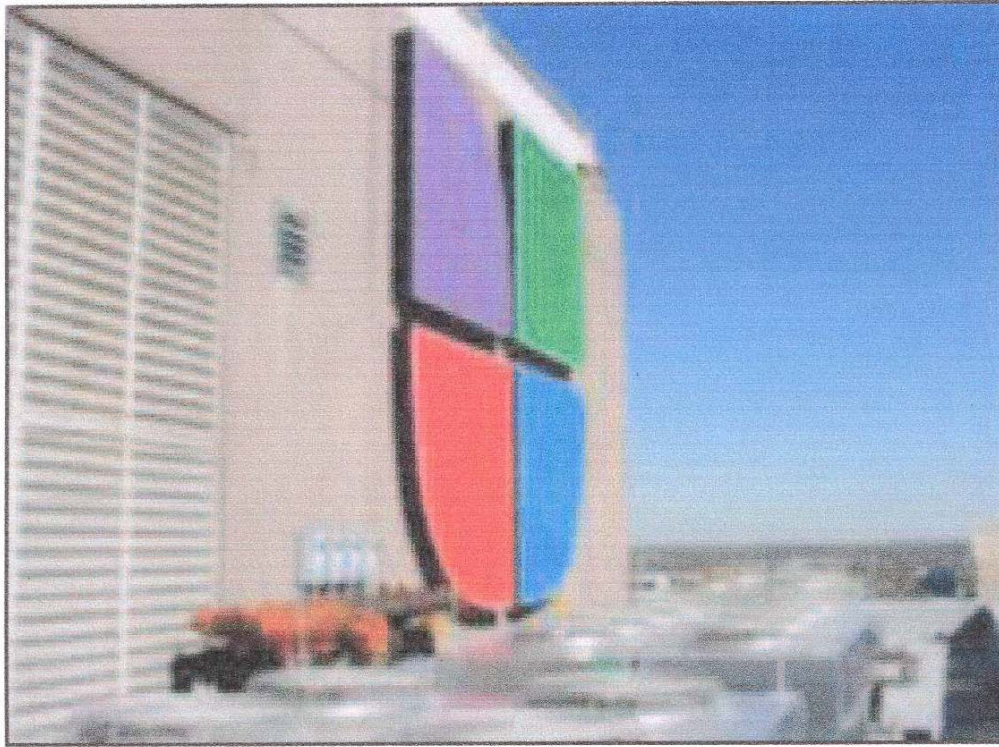
- (A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches.
- (B) Upper level flat attached signs must be wholly located within the upper level sign area.



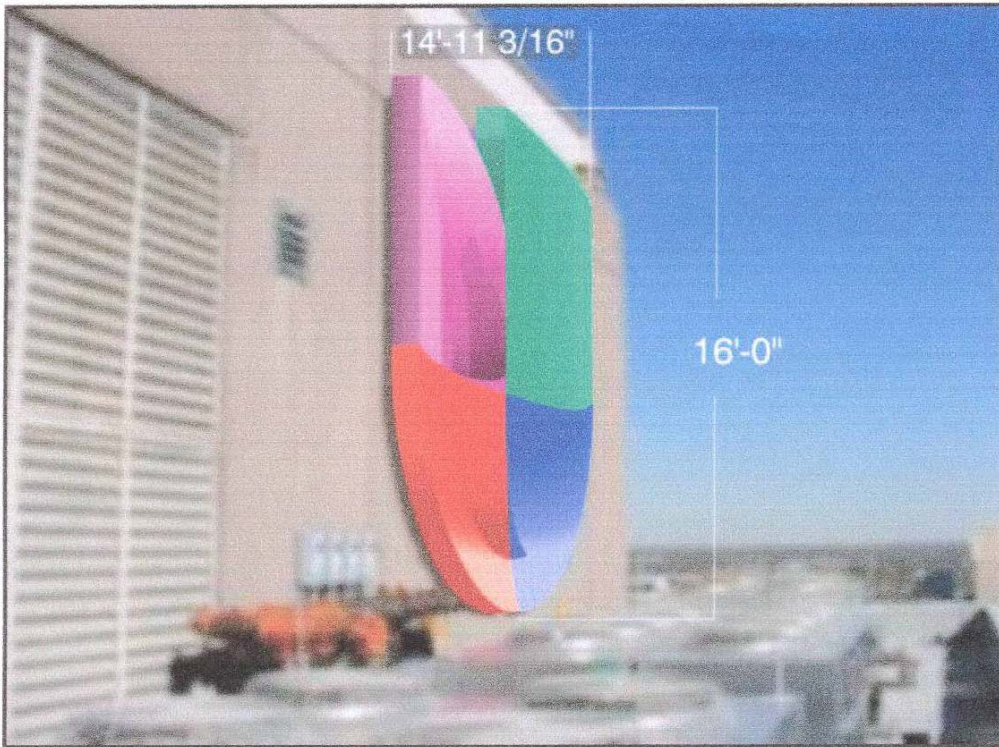
DATE: January 31, 2013



DATE: January 31, 2013



Comments



Comments

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

DOWNTOWN DISTRICT

CASE NUMBER: 1301251029

FILED: January 9, 2013

LOCATION: 2323 Bryan Street, North elevation

SIZE OF REQUEST: 300 sq. ft.

COUNCIL DISTRICT: 14

ZONING: Central Area CA-1(A)

MAPSCO: 45-L

APPLICANT: Carl Large

CONTRACTOR: Metroplex Signs

OWNER/TENANT: Univision

REQUEST: Install one (1) 300 square foot upper level flat attached sign.

SUMMARY: The application is to replace an existing upper level flat attached sign to read, "Univision" on Bryan Street, North elevation.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

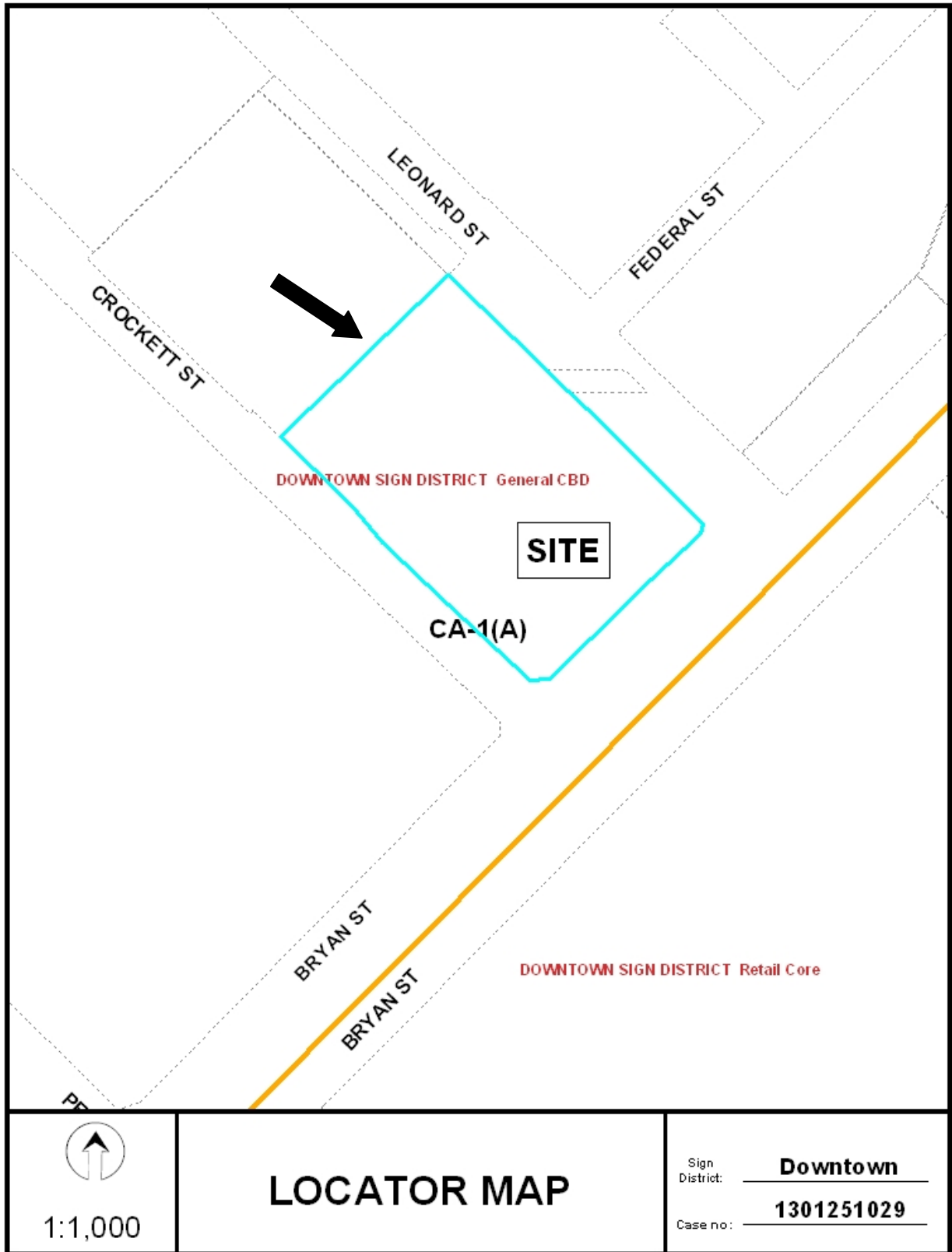
- Construction of the flat attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911. FLAT ATTACHED SIGNS:

(e) Flat attached signs.

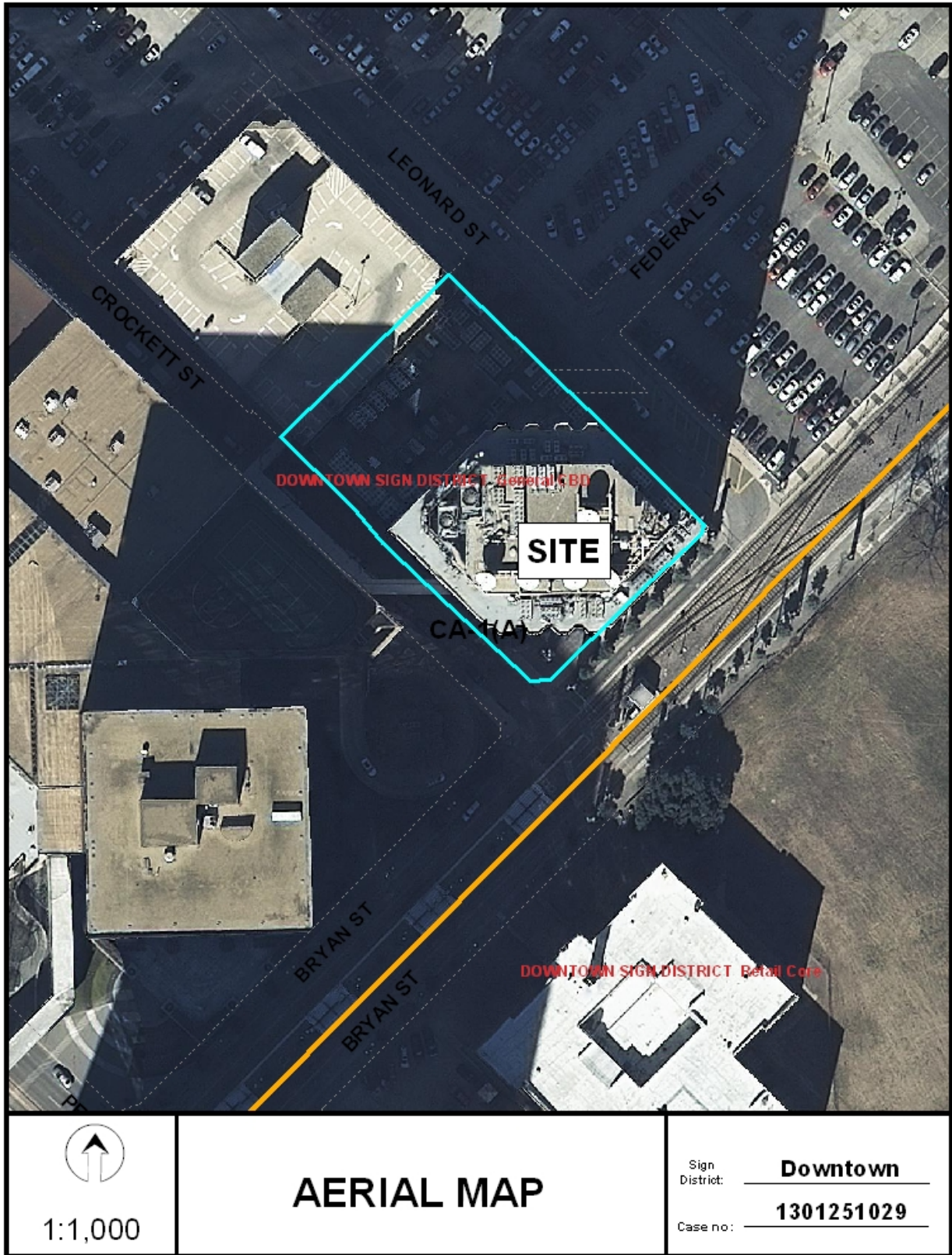
(3) Upper level flat attached signs.

(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches.

(B) Upper level flat attached signs must be wholly located within the upper level sign area.



DATE: January 31, 2013



DATE: January 31, 2013



Comments

120 volt electrical



Comments

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

DOWNTOWN DISTRICT

CASE NUMBER: 1301281107

FILED: January 28, 2013

LOCATION: 1025 Elm Street, South elevation

SIZE OF REQUEST: 182 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD 619 (Retail Core)

MAPSCO: 45-K

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: Homewood Suites

REQUEST: Install one (1) 182 sq. ft. upper level flat attached sign.

SUMMARY: The application is to install an upper level flat attached sign to read, "Homewood Suites - Hilton" on Elm Street, South elevation.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

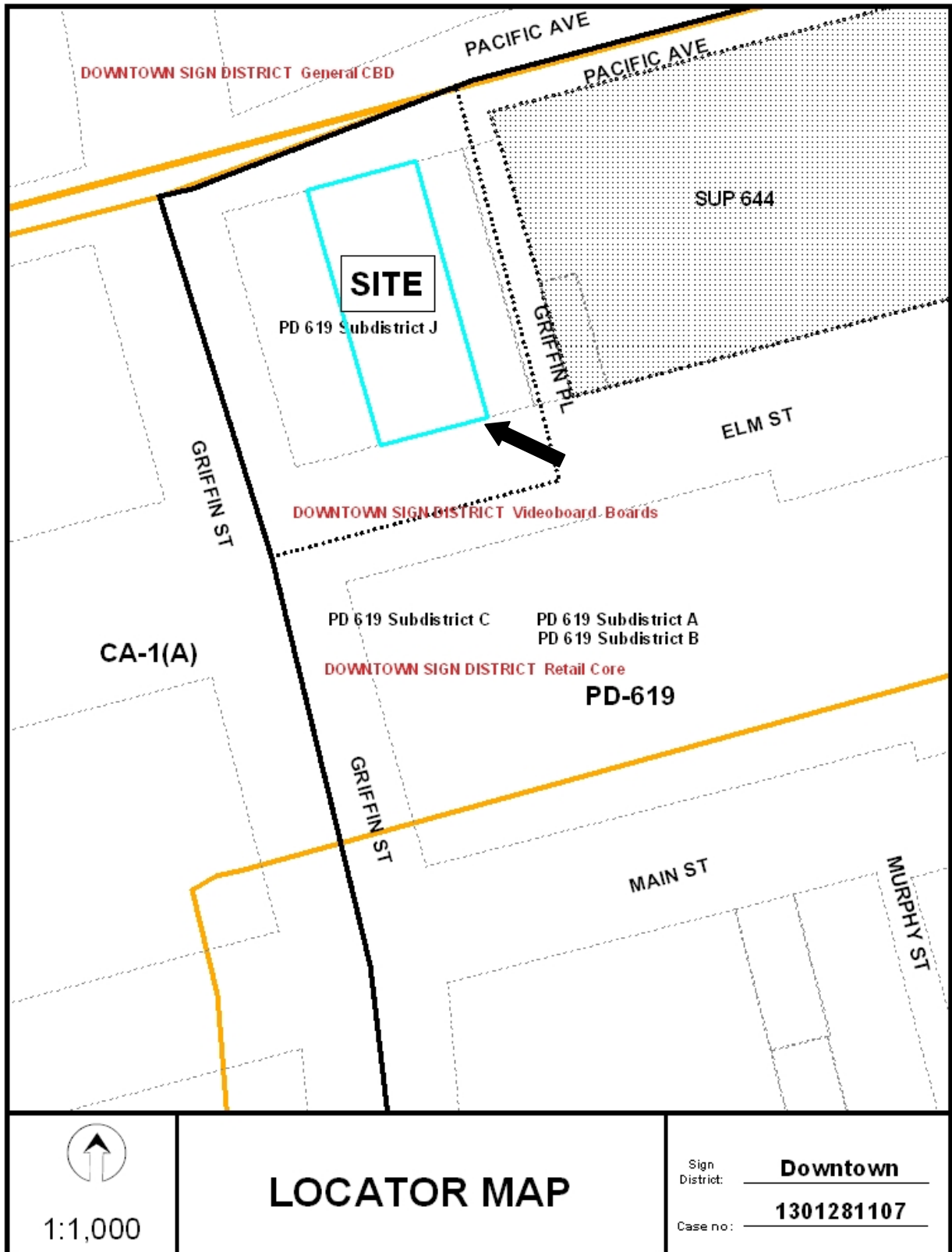
- Construction of the flat attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911. FLAT ATTACHED SIGNS:

(e) Flat attached signs.

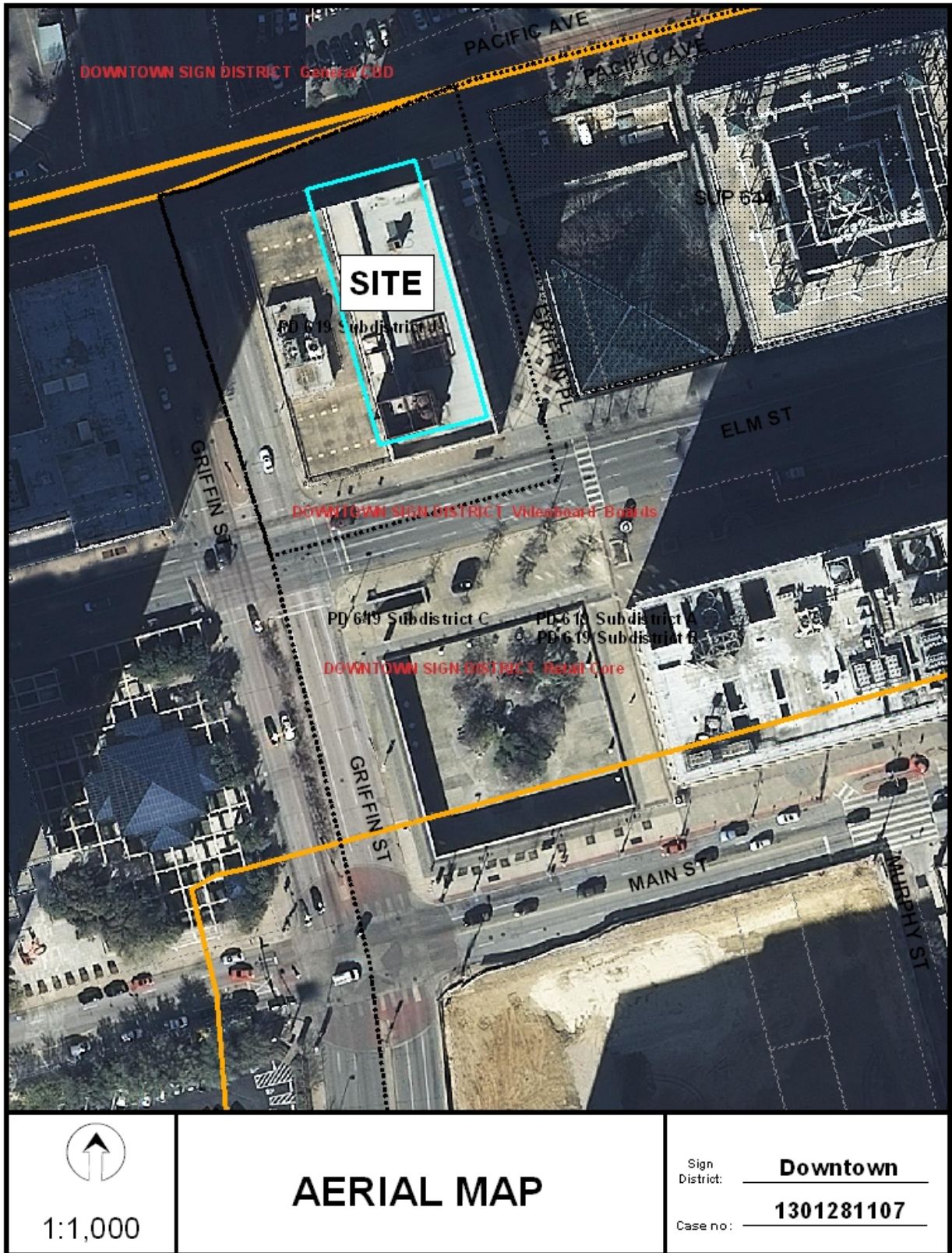
(3) Upper level flat attached signs.

(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches.

(B) Upper level flat attached signs must be wholly located within the upper level sign area.



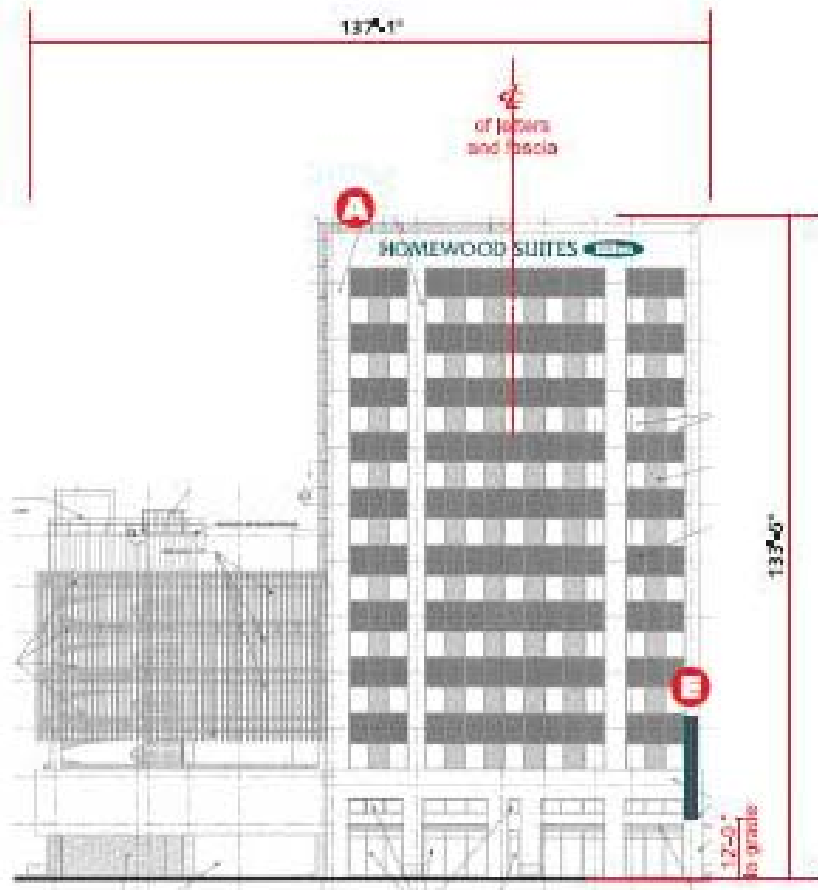
DATE: January 31, 2013



DATE: January 31, 2013



A **LETTER DISPLAY** SCALE: 1/8"=1'-0"
(1) SET REQUIRED • MANUFACTURE & INSTALL



South Elevation

1/32"=1'-0"

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

DOWNTOWN DISTRICT

CASE NUMBER: 1301281109

FILED: January 28, 2013

LOCATION: 1025 Elm Street, North elevation

SIZE OF REQUEST: 120 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD 619 (Retail Core)

MAPSCO: 45-K

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: Homewood Suites

REQUEST: Install one (1) 120 sq. ft. upper level flat attached sign.

SUMMARY: The application is to install an upper level flat attached sign to read, "Homewood Suites - Hilton" on Elm St., North elevation.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

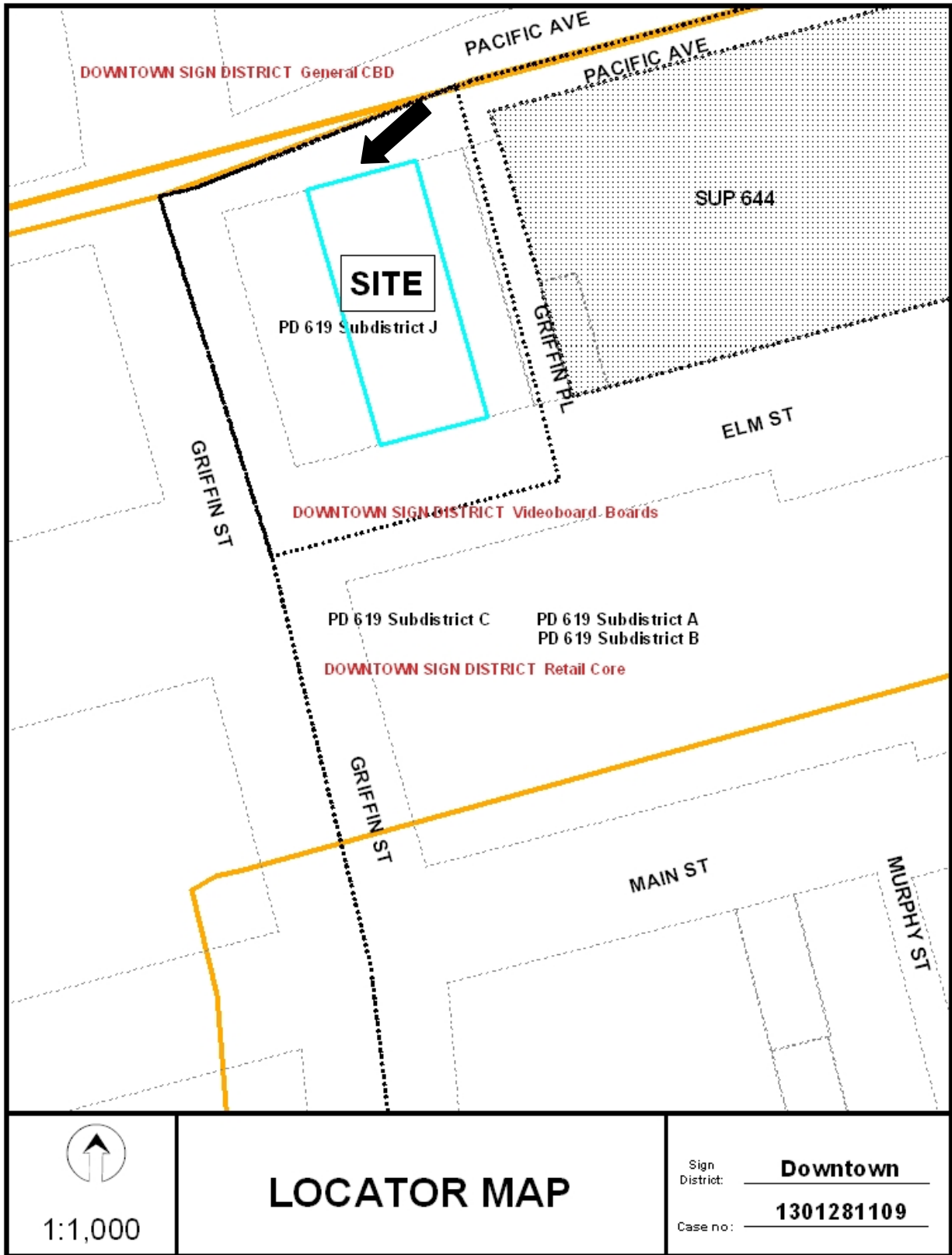
- Construction of the flat attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911. FLAT ATTACHED SIGNS:

(e) Flat attached signs.

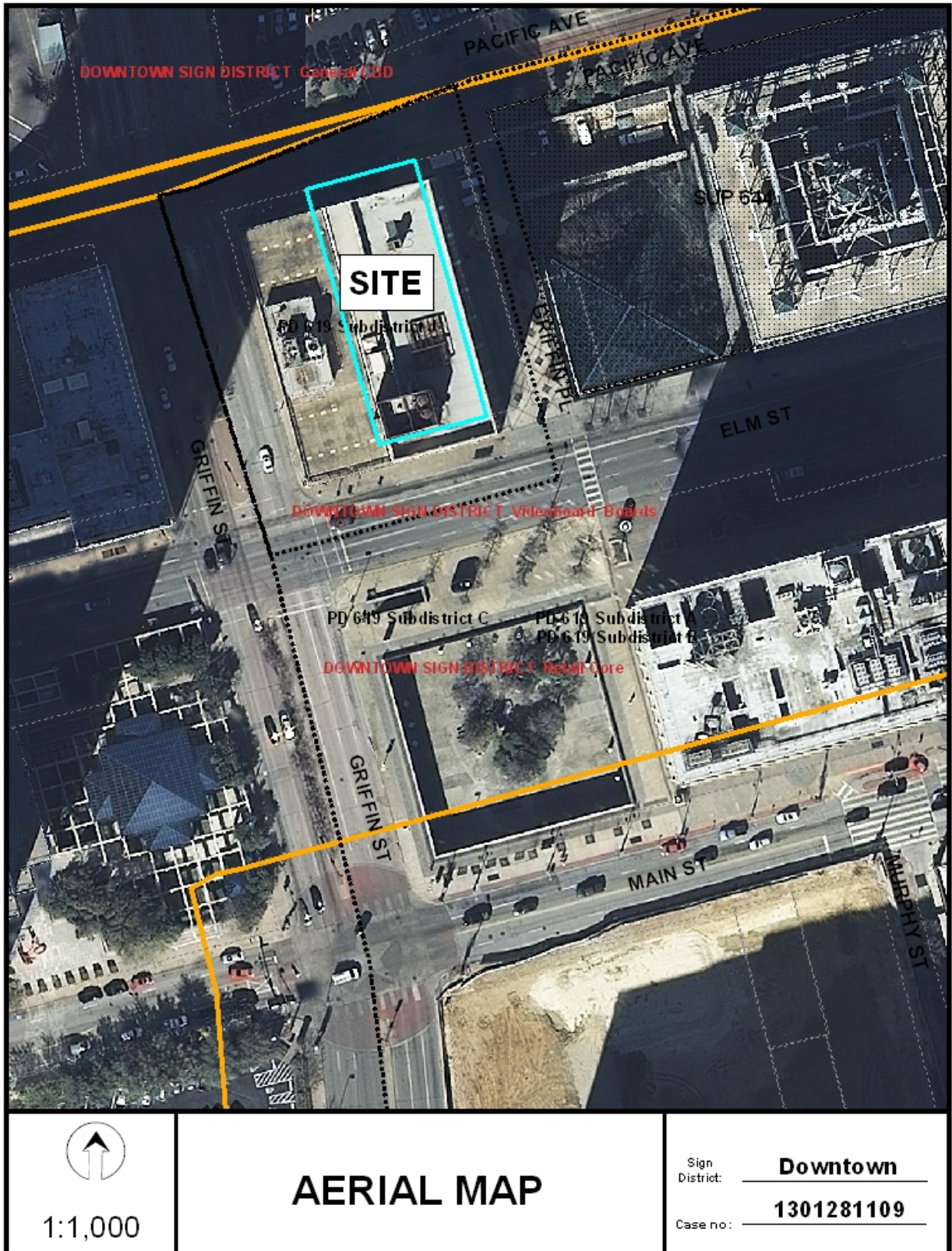
(3) Upper level flat attached signs.

(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches.

(B) Upper level flat attached signs must be wholly located within the upper level sign area.



DATE: January 31, 2013



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1:1,000

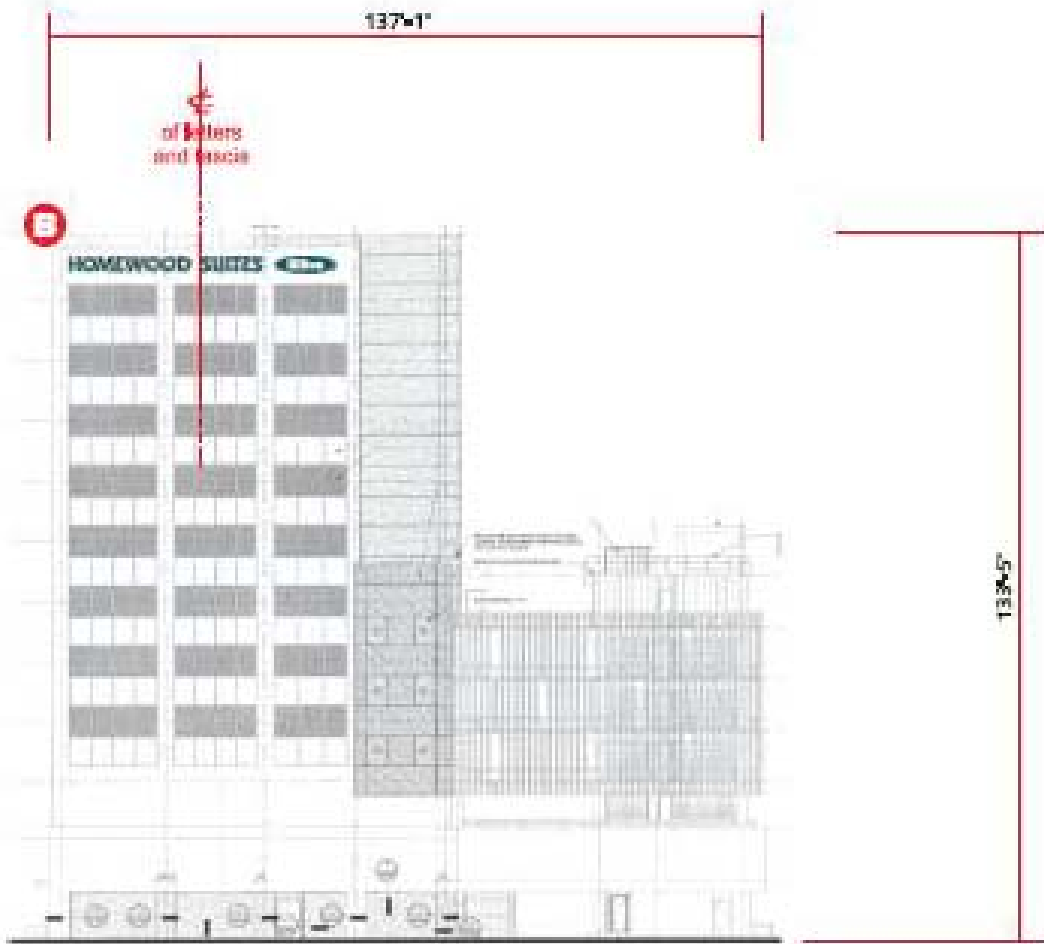
AERIAL MAP

Sign District: **Downtown**
Case no: **1301281109**

DATE: January 31, 2013



E LETTER DISPLAY SCALE: 1/8"=1'-0"
(1) SET REQUIRED - MANUFACTURE & INSTALL



North Elevation

1/32"=1'-0"

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

DOWNTOWN DISTRICT

CASE NUMBER: 1301281110

FILED: January 28, 2013

LOCATION: 1025 Elm Street, West elevation

SIZE OF REQUEST: 500 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD 619 (Retail Core)

MAPSCO: 45-K

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: Homewood Suites

REQUEST: One (1) 500 sq. ft. upper level flat attached sign.

SUMMARY: The application is to install an upper level flat attached sign to read, "Homewood Suites" on Elm Street, West elevation.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

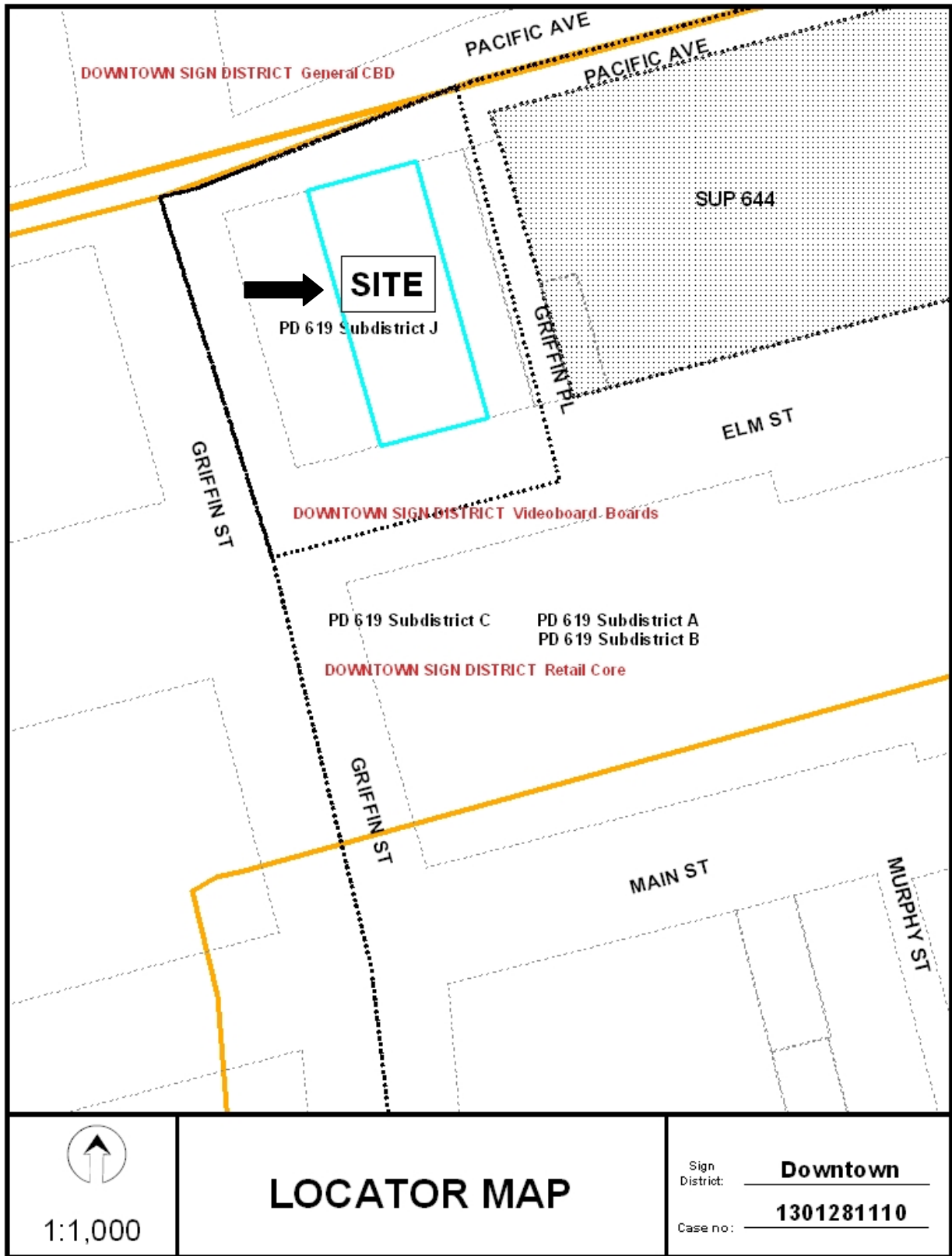
- Construction of the flat attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911. FLAT ATTACHED SIGNS:

(e) Flat attached signs.

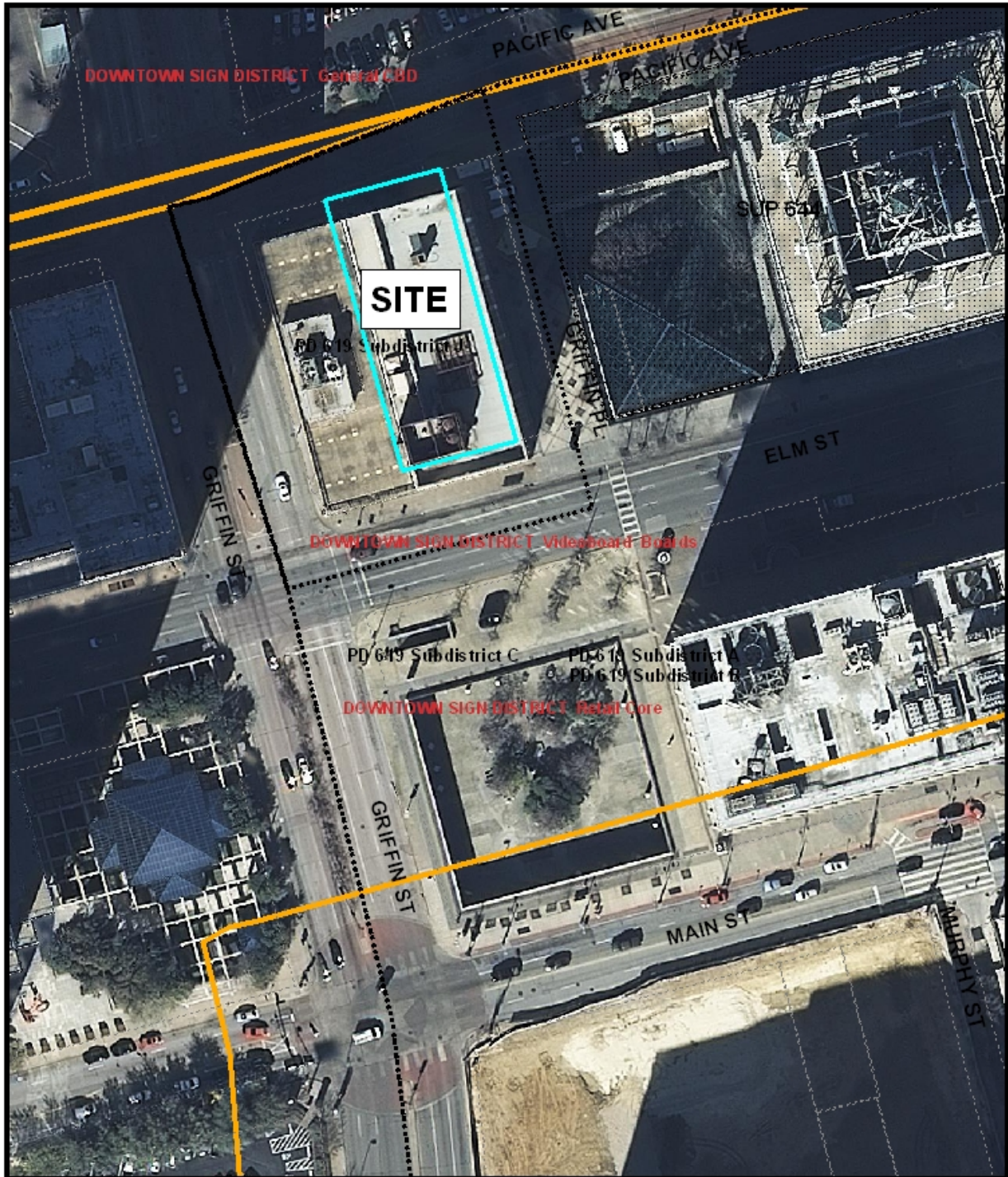
(3) Upper level flat attached signs.

(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches.

(B) Upper level flat attached signs must be wholly located within the upper level sign area.



DATE: January 31, 2013



 1:1,000	<h1>AERIAL MAP</h1>	Sign District: Downtown Case no: 1301281110
--	---------------------	--

DATE: January 31, 2013

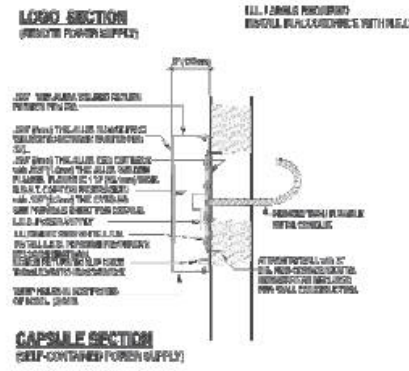
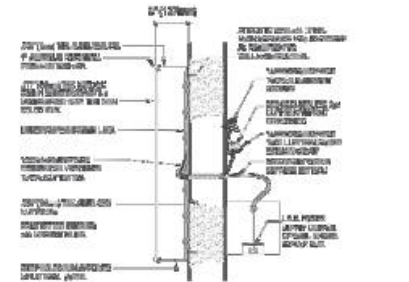
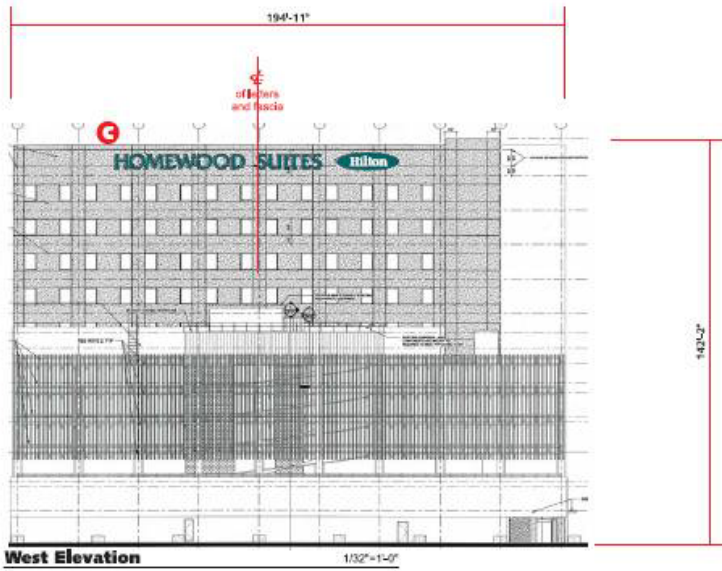
100'-1"

HOMWOOD SUITES

9'-4 1/4" 2'-11 7/8" 9'-11 3/4"

2'-4 1/8"

G LETTER DISPLAY SCALE: 1/8"=1'-0"
 (1) SET REQUIRED - MANUFACTURE & INSTALL



**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

DOWNTOWN DISTRICT

CASE NUMBER: 1301311031

FILED: January 28, 2013

LOCATION: 1025 Elm Street, South elevation

SIZE OF REQUEST: 57 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD 619 (Retail Core)

MAPSCO: 45-K

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: Homewood Suites

REQUEST: One (1) 57 sq. ft. lower projecting attached sign.

SUMMARY: The application is to install a lower projecting attached sign that reads, "Homewood Suites - Hilton" on the Elm St., South elevation.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

- Construction of the projecting upper attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911. PROVISIONS FOR ATTACHED PREMISE SIGNS:

(g) Projecting attached signs.

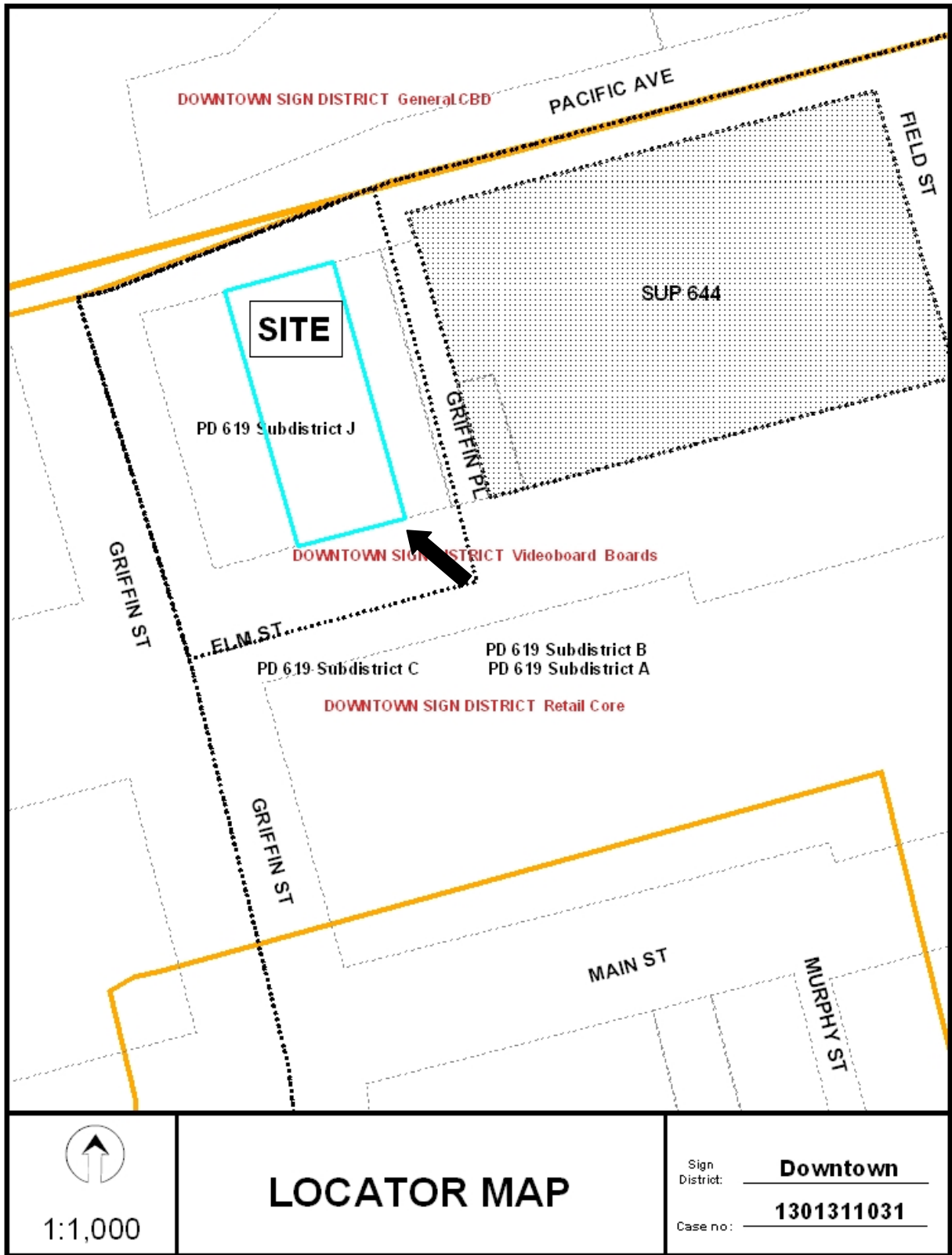
(1) Lower projecting attached signs.

(A) No premise may have more than one lower projecting attached sign per pedestrian entrance.

(B) No lower projecting attached sign may exceed 15 square feet in effective area in the general CBD subdistrict, or 30 square feet in effective area in the retail and Main Street subdistricts.

(C) No lower projecting attached sign may be lower than 10 feet above grade, or project vertically above the roof of a building, or 25 feet above grade, whichever is lower.

(D) No lower projecting attached sign may project more than five feet into the public right-of-way.

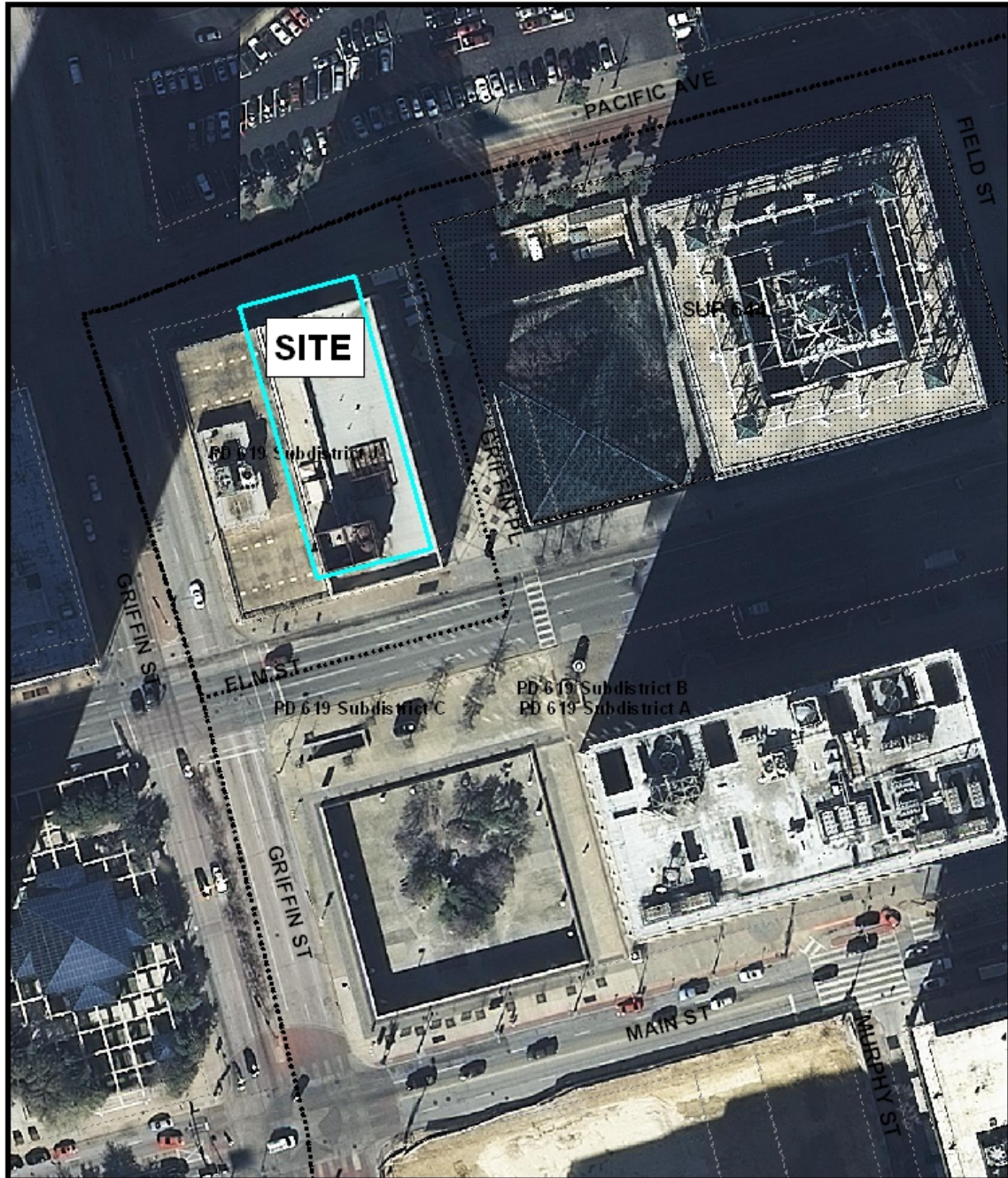


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LOCATOR MAP

Sign District: **Downtown**
Case no: **1301311031**

DATE: January 31, 2013



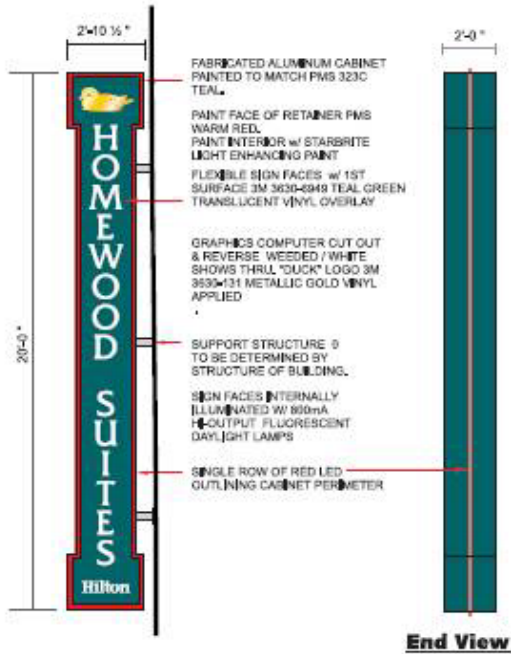
1:1,000

AERIAL MAP

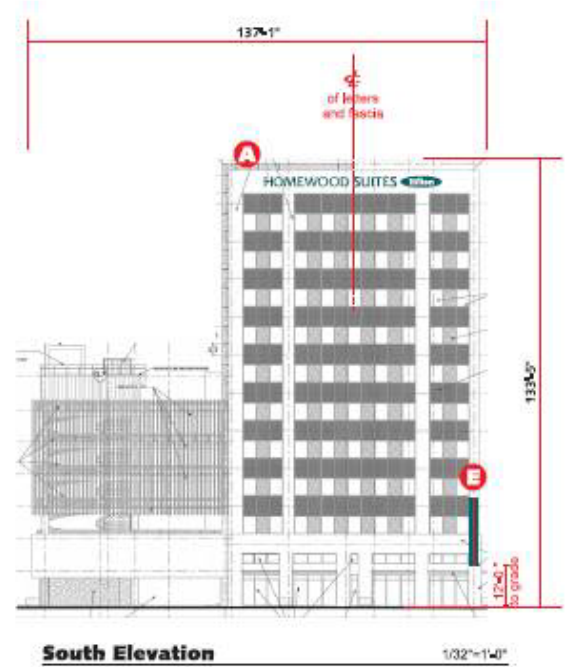
Sign District: **Downtown**

Case no: **1301311031**

DATE: January 31, 2013



BLADE SIGN DISPLAY SCALE: 1/4" = 1'-0"
(1) REQUIRED - MANUFACTURE & INSTALL



**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

DEEP ELLUM DISTRICT

CASE NUMBER: 1301301051

FILED: January 21, 2013

LOCATION: 2556 Elm Street, East elevation

SIZE OF REQUEST: 308 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD 269

MAPSCO: 45-M

APPLICANT: Bobby Nichols

CONTRACTOR: City Sign Services

OWNER/TENANT: Senico

REQUEST: Install one (1) 308 sq. ft. flat attached premise sign.

SUMMARY: The application is to install a flat attached premise sign on Elm Street, East elevation.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

- Construction of the flat attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.1306. SPECIAL PROVISIONS FOR ATTACHED SIGNS:

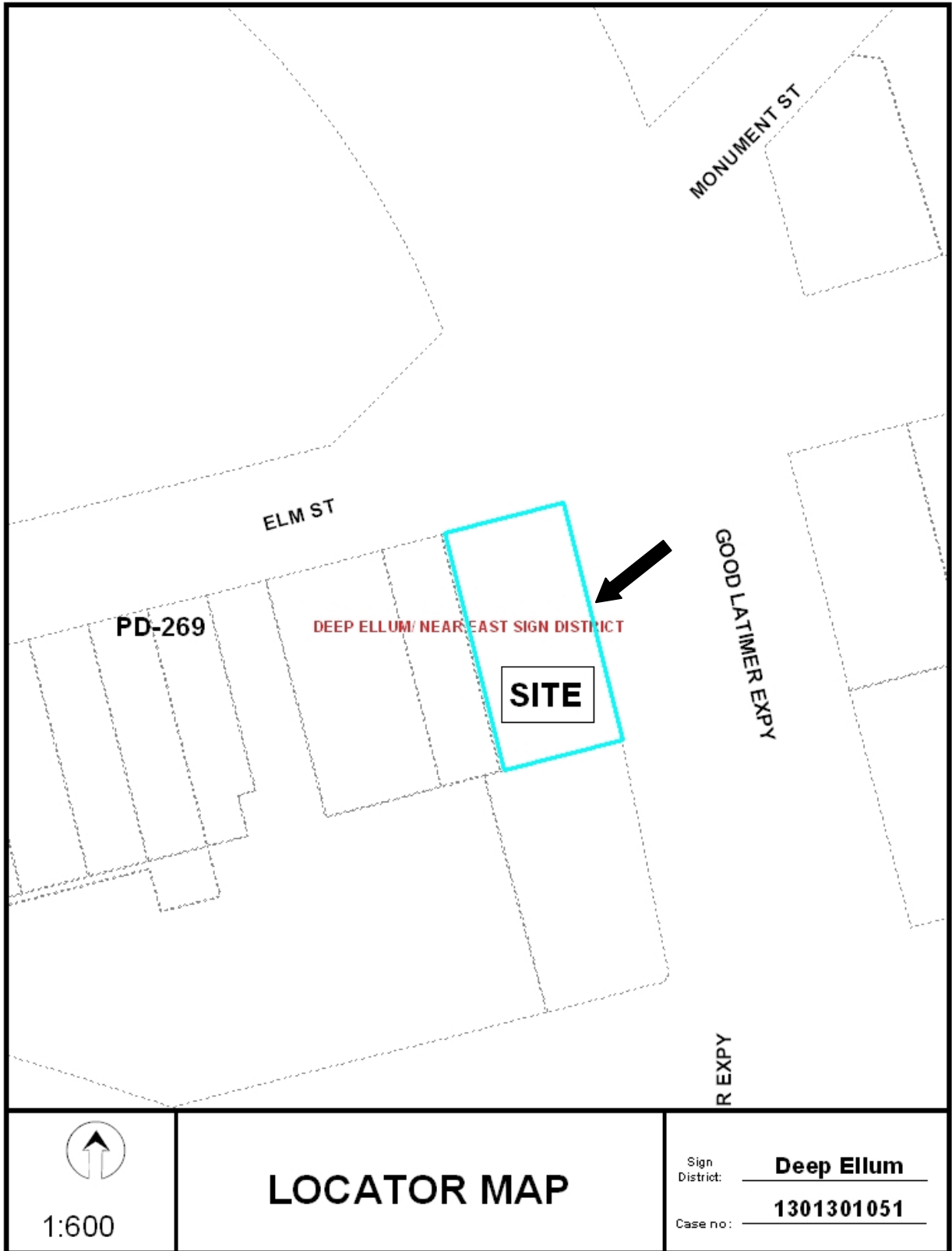
(a) Attached signs in general.

(1) No portion of an attached sign may be located:

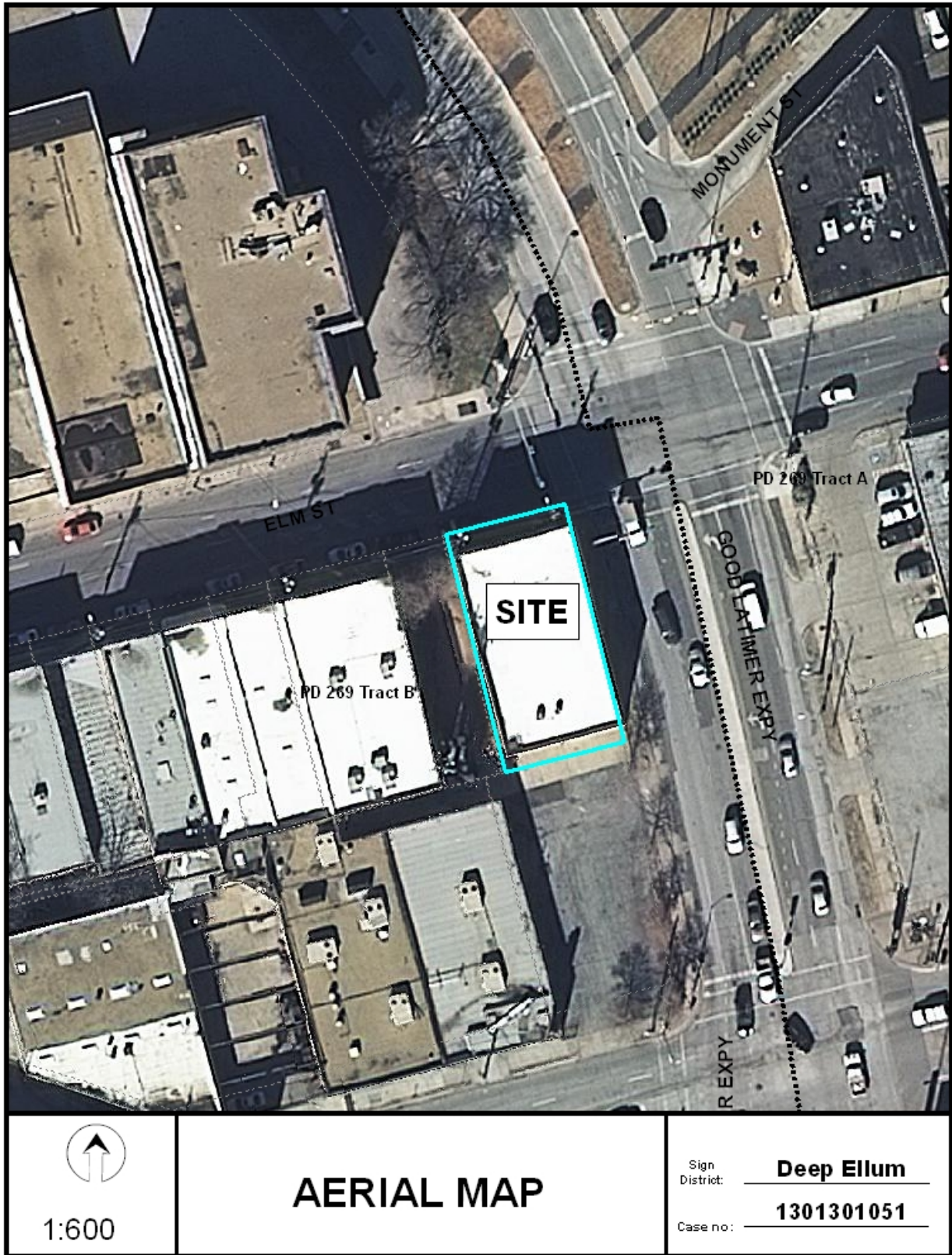
(A) more than 10 feet from the facade to which it is attached; or

(B) less than two feet from the back of a street curb.

(2) Although not required, the use of three-dimensional projecting attached signs is encouraged.



DATE: February 1, 2013



DATE: February 1, 2013



28'

11'

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

MCKINNEY AVENUE DISTRICT

CASE NUMBER: 1301045001

FILED: January 3, 2013

LOCATION: 2828 Routh Street, Northwest elevation **SIZE OF REQUEST:** 87.50 sq. ft.

COUNCIL DISTRICT: 14 **ZONING:** PD 193 – General Retail (GR) **MAPSCO:** 45-B

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: The Quadrangle

REQUEST: Install one (1) 87.50 sq. ft. detached premise sign.

SUMMARY: The application is for installation of a detached premise sign to read, "Quadrangle" on Routh Street, Northwest elevation.

STAFF RECOMMENDATION: Approval.

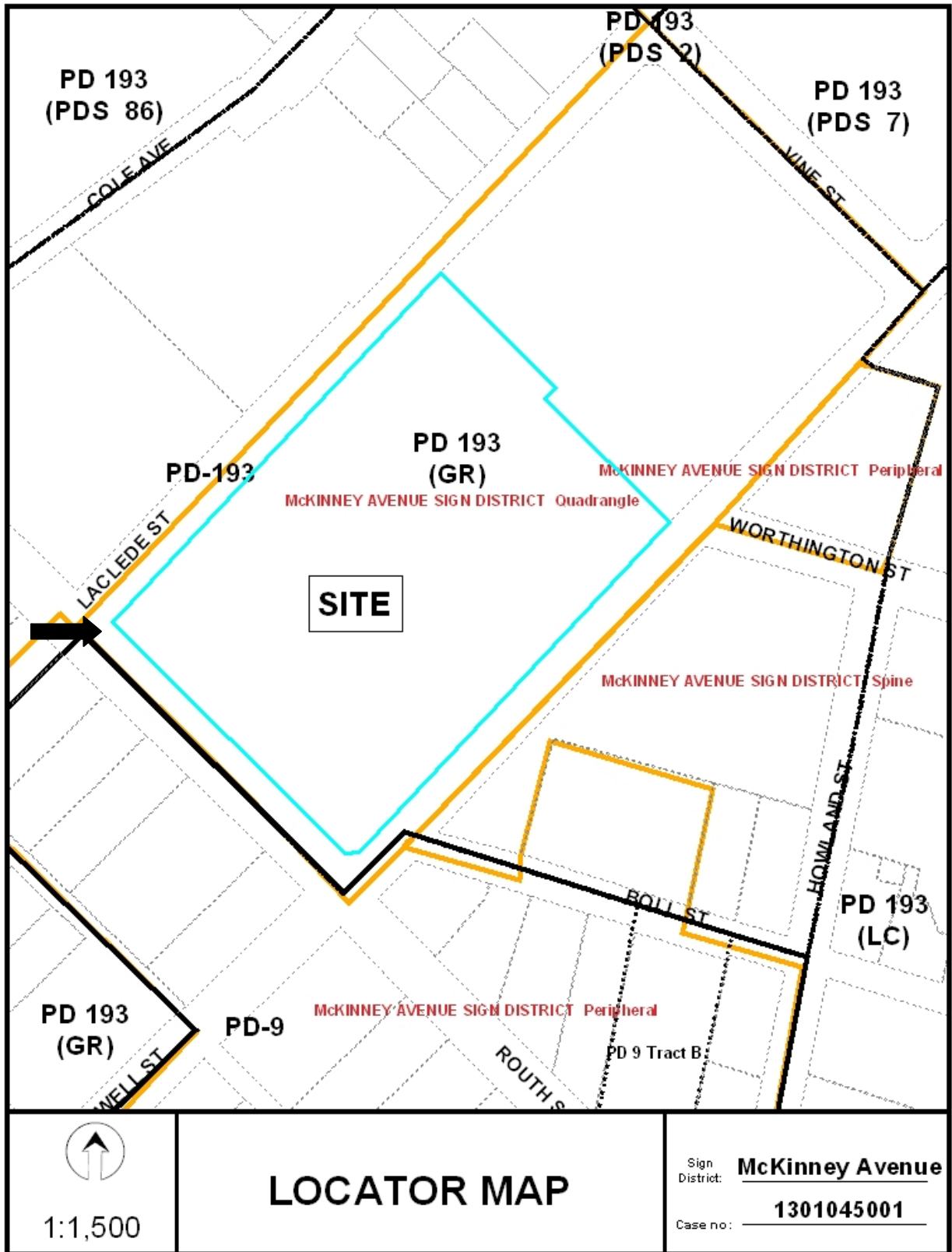
SSDAC RECOMMENDATION: Approval.

BACKGROUND:

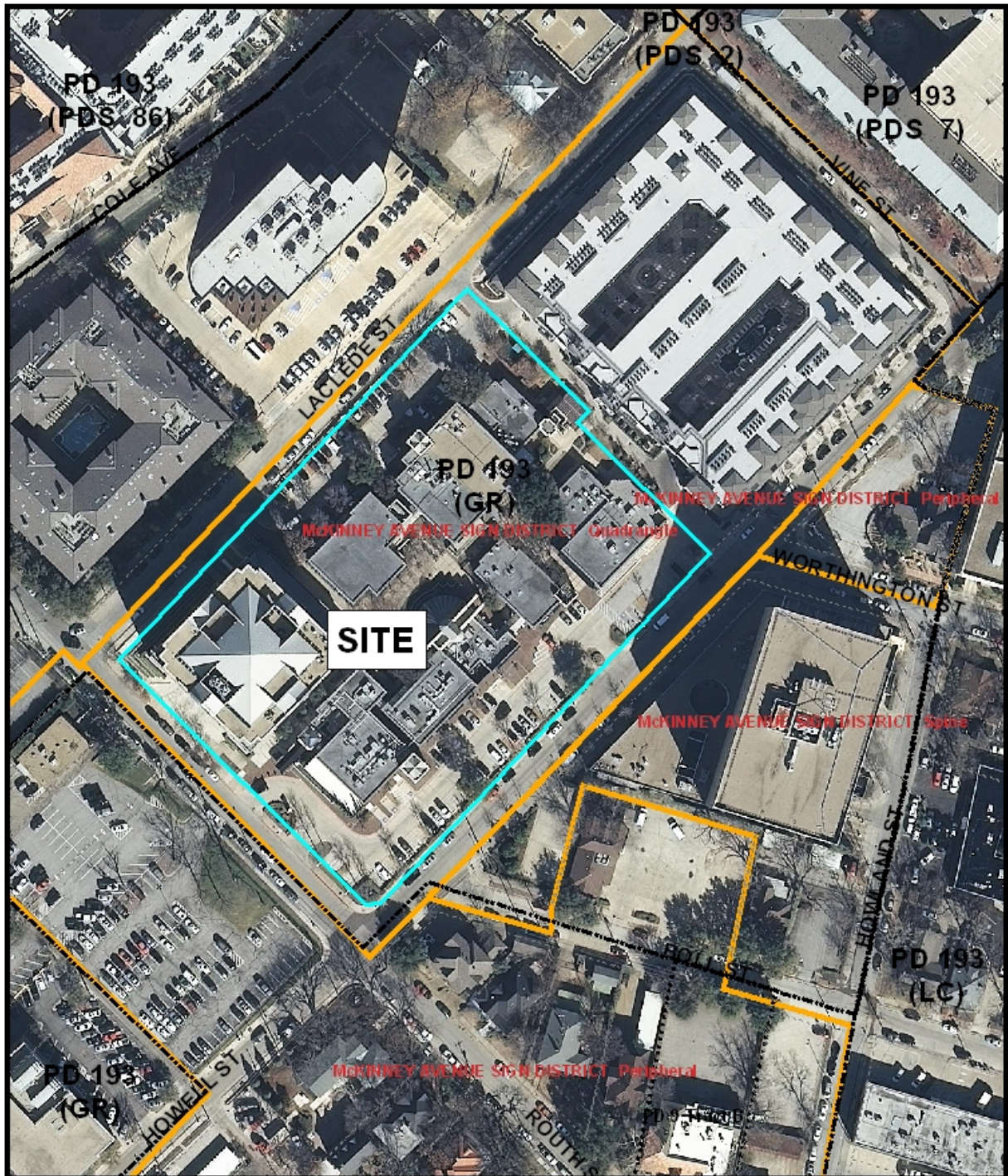
- Construction of the detached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.1508. PROVISIONS FOR DETACHED SIGNS:


(c) No detached sign may have an effective area of more than:

- (1) 150 square feet if the sign is located in the Quadrangle Subdistrict.

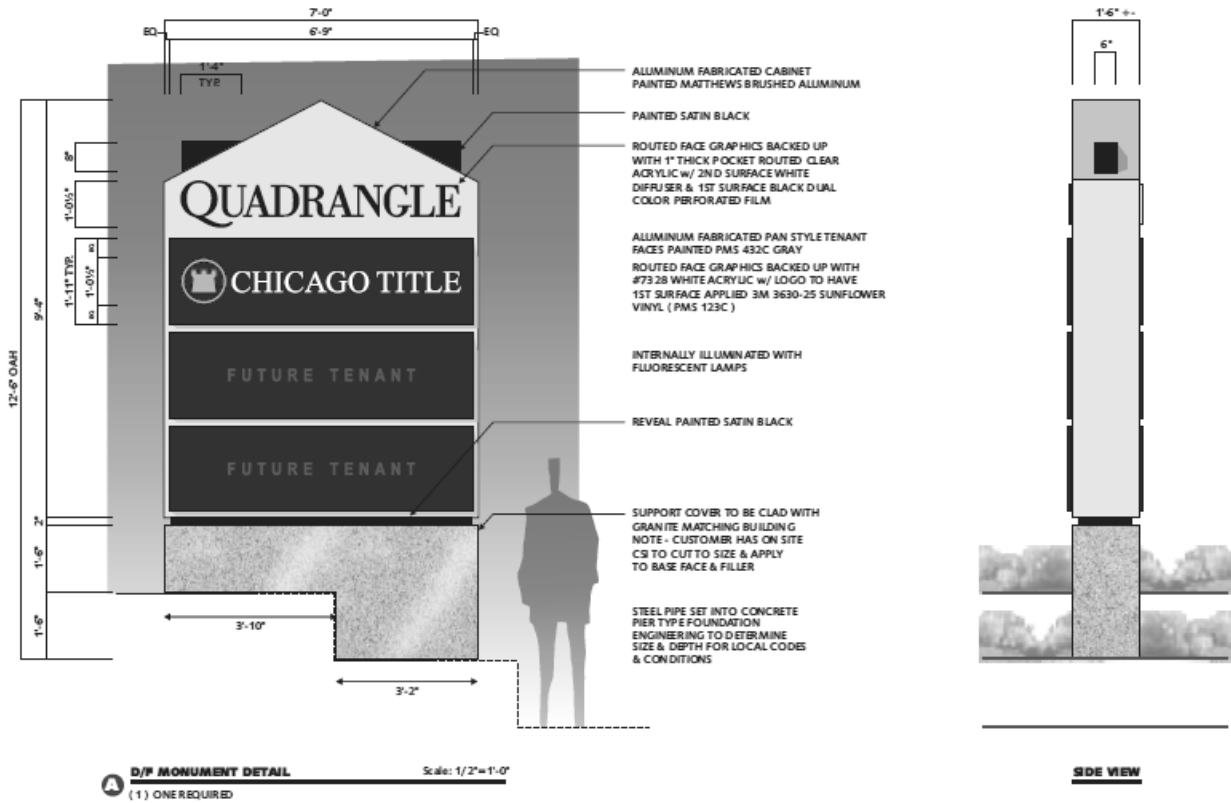


DATE: January 31, 2013



 1:1,500	<h1>AERIAL MAP</h1>	Sign District: McKinney Avenue Case no: 1301045001
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DATE: January 31, 2013



FILE NUMBER: Z123-174(MW)

DATE FILED:

LOCATION: North side of Stemmons Freeway, east of Medical District Drive

COUNCIL DISTRICT: 2

MAPSCO: 34-X, Y; 44-C

SIZE OF REQUEST: ±4.637 acres

CENSUS TRACT: 100

APPLICANT: Dallas Proton Treatment Center, LLC

REPRESENTATIVE: Robert Reeves

OWNER: Market Center Land, LP

REQUEST: An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District

SUMMARY: The applicant proposes a planned development district to allow reduced parking for a proton treatment center.

STAFF RECOMMENDATION: Approval, subject to a development/landscape plan and conditions

BACKGROUND INFORMATION:

- The ±4.637-acre request site is predominately undeveloped and is utilized as a golf driving range. The applicant intends to develop the site with a ±125,000-square foot proton treatment center.
- Proton treatment is an advanced form of particle therapy used to treat certain types of cancer. The treatment is administered by transmitting a precisely localized proton beam, generated by a particle accelerator, to the affected area of a patient. Treatments are provided on an outpatient basis.
- Under the existing zoning, the proposed proton treatment center would be required to park as a medical clinic or ambulatory surgical center use at a ratio of one space per 200 square feet of floor area. However, due to the significant amounts of floor area in the facility dedicated to equipment used for treatments, the employee density per square foot is significantly lower than a more conventional medical office.
- Based on the unique nature of the proposed facility, and as justified by a parking demand analysis, the applicant proposes a parking ratio of one space per 553 square feet of floor area.
- The request site is surrounded by railroad corridor and a government building to the north; a commercial amusement (outside) for a golf driving range to the east; a government building and retail to the south and a hospital to the west.

Zoning History:

1. **Z089-232:** On September 23, 2009, the City Council approved a Specific Use Permit for a commercial amusement (outside) for a ten-year period with eligibility for automatic renewal for additional ten-year periods; subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfares/Streets	Type	Existing ROW
Stemmons Freeway (I-35E)	Interstate Highway	250 feet

Land Use:

	Zoning	Land Use
Site	MU-3; SUP No. 1773	Golf driving range
North	MU-3	Railroad corridor; government building
East	MU-3; SUP No. 1773	Golf driving range
South	MU-3; SUP No. 1630	Government building; retail
West	MU-3	Hospital

STAFF ANALYSIS:

Area Plans

The request site is within the boundary of the Stemmons Corridor – Southwestern Medical District Plan, adopted in June 2010, and is identified as within the “Business Center Corridor.” The Business Center Corridor is reserved for major employment centers or shopping destinations outside of the Downtown and typically includes high-rise office towers and low- to mid-rise residential buildings. The site’s prominent location on the Stemmons freeway would favor higher-traffic non-residential uses such as high-rise office or commercial buildings.

Comprehensive Plan:

The subject site is identified as being within a *Business Center or Corridor Building Block*. This Building Block represents major employment or shopping destinations outside of Downtown. Examples include the Galleria area, the North Park Center area, Southwest Center Mall area at I-20 and US Hwy 67 and the Stemmons Corridor. Business Centers are usually at major intersections or along Highways or major arterials and rely heavily on car access. These areas typically include high-rise office towers and low- to mid-rise residential buildings for condos or apartments and may include multifamily housing. Land uses are typically separated from one another by parking lots, freeways or arterial roads. Streets in these areas emphasize efficient movement of vehicles. Bold lighting and linear landscaping features such as esplanades and tree-lined boulevards can all work to distinguish and identify these areas. Public spaces may be at key entry points and central locations. Gateway landscaping, monuments and other devices will provide visibility from the freeway and guide visitors to destinations. Public transit may play a role in these areas and help create some pockets of transit oriented development. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.

The applicant’s proposal is generally consistent with the *forwardDallas!* Vision and further complies with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility:

The ±4.637-acre request site is predominately undeveloped and is utilized as a golf driving range. The applicant intends to develop the site with a ±125,000-square foot proton treatment center. The request site is surrounded by railroad corridor and a government building to the north; a commercial amusement (outside) for a golf driving range to the east; a government building and retail to the south and a hospital to the west. The proposed proton treatment center is considered consistent with the existing development pattern of the area and compatible with the adjacent uses.

The driving range was intended to serve as a temporary use. After the request site is developed with the proposed proton treatment center, the remainder of the land used as a driving range will be vacated with the potential to redevelop.

Development Standards:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
MU-3 Mixed use-3	15'	20' adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center
Proposed							
PDD	15'	20' adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center

Parking:

The applicant proposes an off-street parking requirement of one space per 553 square feet of floor area for a proton treatment center use. Therefore the proposed 125,000-square foot facility will require 226 spaces. Based on the parking demand analysis provided with the application, a ratio of one space per 600 square feet of floor area is recommended.

For all other uses, the parking and loading requirements found in Chapter 51A of the Dallas Development Code will apply.

Z112-174(MW)

Landscaping:

The applicant requests City Council approval of an alternative landscape plan since the request site's irregular lot configuration does not allow for the Article X requirement of a minimum of two street trees. With the exception of the two street trees, the proposed landscape plan complies with Article X.

Z112-174(MW)

Partners/Principals/Officers:

Dallas Proton Treatment Center, LLC

Jeff Bordok, Member and Manager
Jason Perry, Member
Kenneth Krismanth, Member

**Z123-174
Proposed Conditions**

SEC. 51P-____.101 LEGISLATIVE HISTORY.

PD__ was established by Ordinance No. _____, and passed by the Dallas City Council on _____.

SEC. 51P-____.102. PROPERTY LOCATION AND SIZE.

PD__ is established on property generally located along the northeast line of Interstate Highway 35E, approximately 1,736 feet southeast of Medical District Drive. The size of PD_____ is approximately 4.637 acres.

SEC. 51P-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, PROTON TREATMENT CENTER means a cancer treatment facility for examining, consulting with, and treating patients with medical and cancer related problems on an out-patient basis.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____ A, development/landscape plan.

SEC. 51P-____.105. DEVELOPMENT/LANDSCAPE PLAN.

(a) For a proton treatment center use, development and use of the Property must comply with the development/landscape plan. If there is a conflict between the text of this Article and the development/landscape plan, the text of this Article controls.

(b) For all other uses, no development plan or landscape plan is required, and the provisions of Section 51-A 4.702 regarding the submission of or amendments to a development plan, site analysis plan, conceptual plan development schedule, and landscape plan do not apply.

(c) An amendment to an approved development/landscape plan for a proton treatment center use is not required for:

- (1) relocating or adding utilities, including lighting and electrical service;

(2) changes to site preparation and drainage work;

(3) changes to landscaping not required by this Article;

(4) parking space reconfigurations, additions, and relocation that do not reduce the number of required off-street parking spaces;

SEC. 51P-___.106. USES PERMITTED.

(a) The only main uses permitted are those main uses permitted in the MU-3 Mixed Use-3 District subject to the same conditions applicable in the MU-3 Mixed Use-3 District, as set out in Chapter 51A. For example, a use permitted only by specific use permit (SUP) in the MU-3 Mixed Use-3 District is permitted in this district only by SUP; and a use subject to development impact review (DIR) in the MU-3 Mixed Use-3 District is subject to DIR in this district; etc.

(b) A proton treatment center is permitted by right.

SEC. 51P-___.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-___.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-3 Mixed-Use 3 District apply to this Article.

(b) Floor area. Maximum floor area for a proton treatment center use is 125,000 square feet.

SEC. 51P-___.109. OFF STREET PARKING AND LOADING

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For a proton treatment center use, one space per 553 square feet of floor area is required.

SEC. 51P-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-___.111. LANDSCAPING

(a) For a proton treatment center use, landscaping must be provided in accordance with the development/landscape plan.

(b) For all other uses, landscaping must comply with Article X.

(c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-___.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P-___.113. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

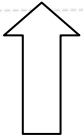
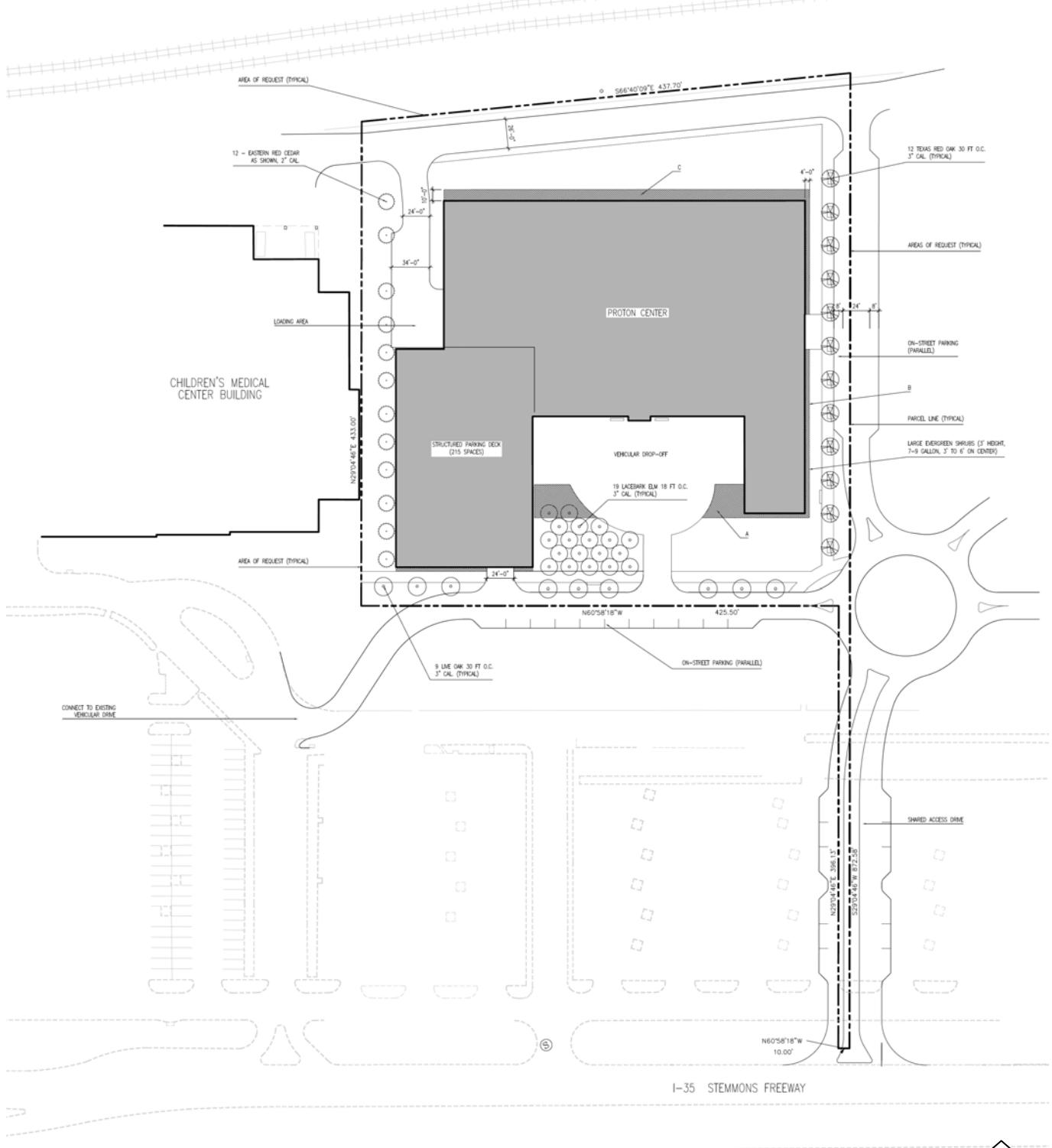
(b) Development and use of the Property must comply with all Federal and State laws and regulations, and with all ordinances, rules, and regulations of the City.

SEC. 51P-___.114. COMPLIANCE WITH CONDITIONS.

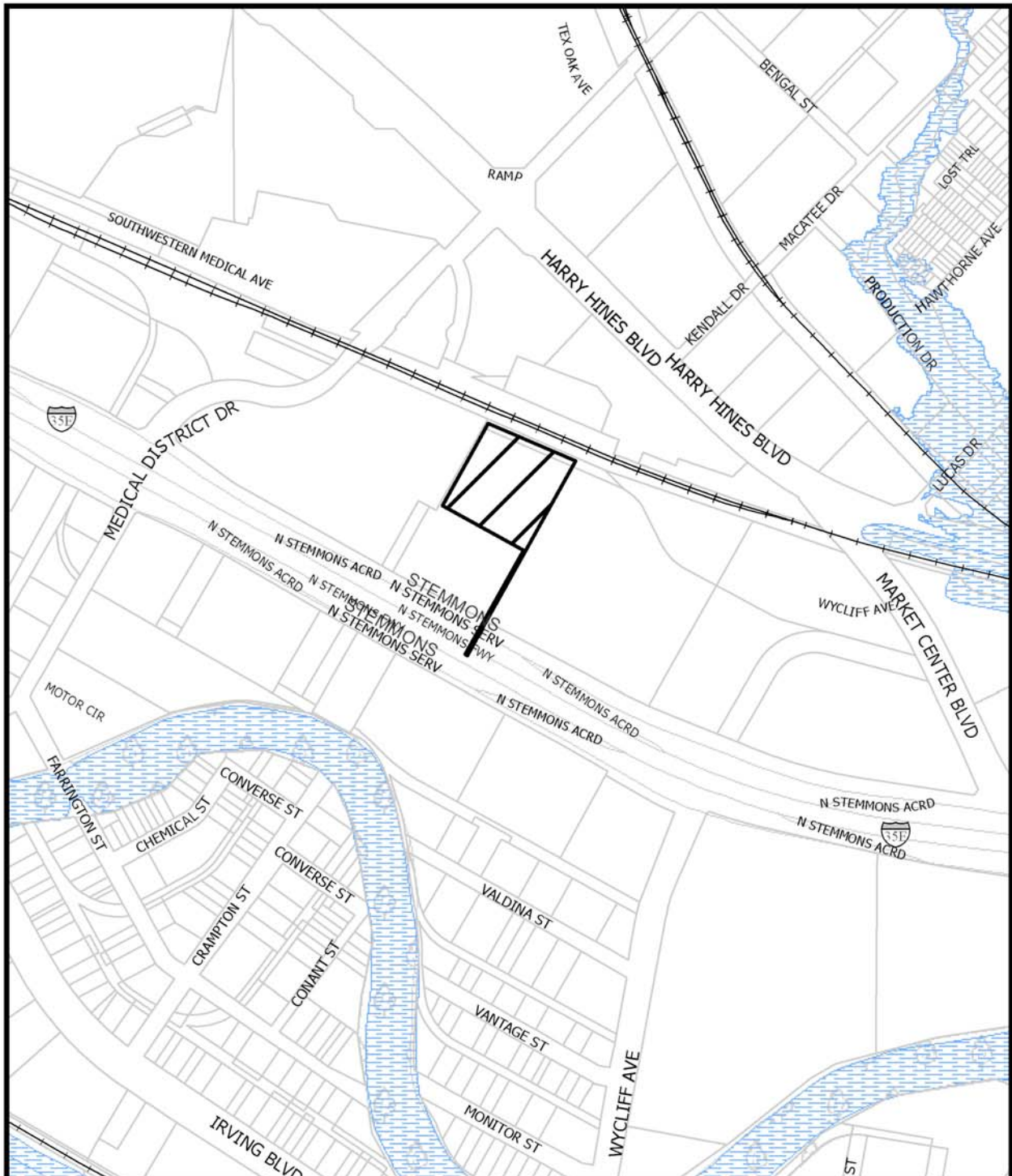
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and complete to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

Proposed Development/Landscape Plan



DEVELOPMENT & LANDSCAPE PLAN

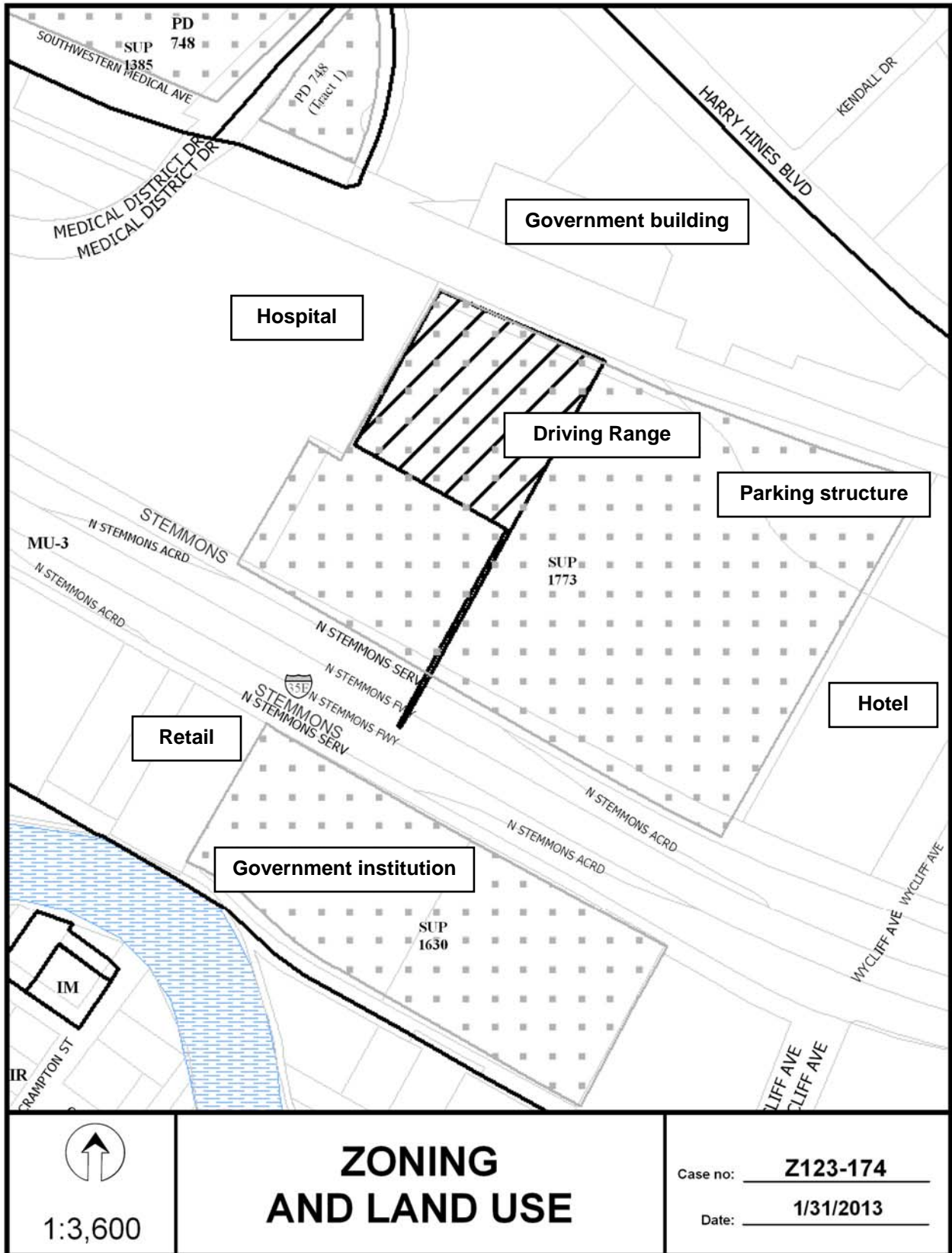


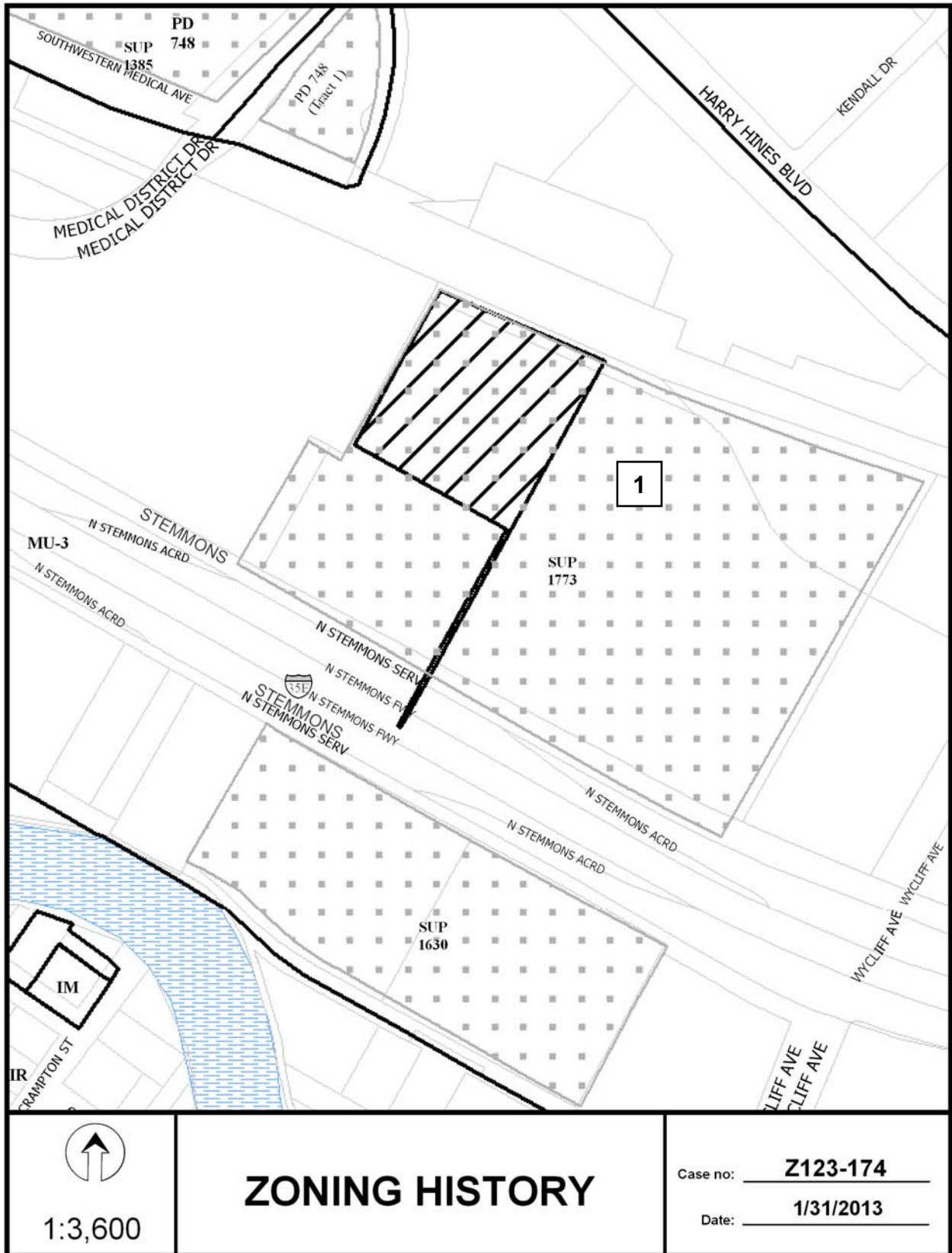
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VICINITY MAP

Case no: **Z123-174**

Date: **1/31/2013**



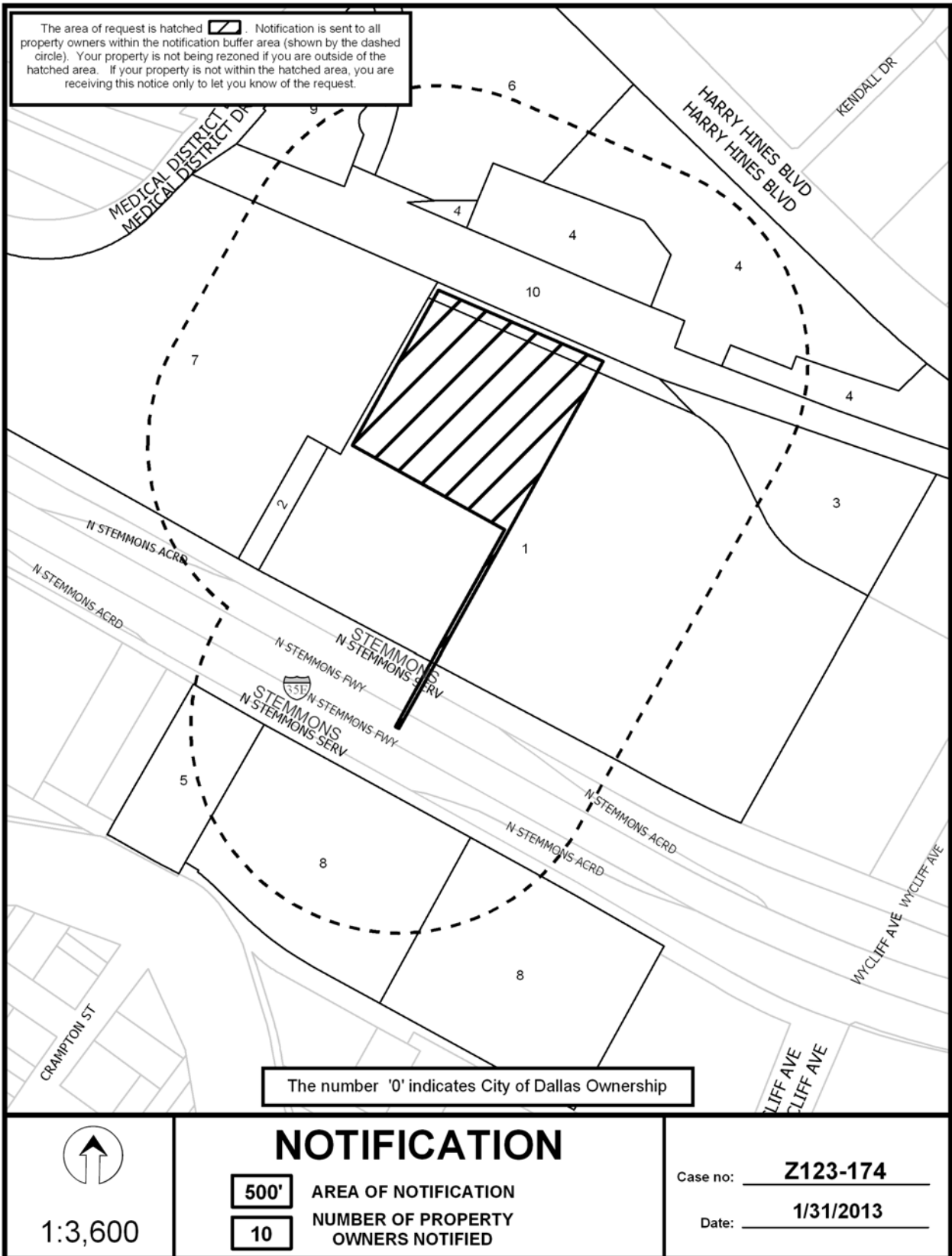


1:3,600

ZONING HISTORY

Case no: Z123-174

Date: 1/31/2013



1/31/2013

Notification List of Property Owners

Z123-174

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2300 STEMMONS FWY	DALLAS MARKET CENTER CO 5TH FLOOR
2	2300 STEMMONS FWY	MARKET CENTER LAND LP
3	2206 STEMMONS FWY	MARKET CENTER LAND LP STE 700
4	4501 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT DBA PARK
5	2451 STEMMONS FWY	LANDED LUCKY LP
6	4801 HARRY HINES BLVD	PARKLAND HOSPITAL CITY AND COUNTY HOSPIT
7	2302 STEMMONS FRWY	CHILDRENS MEDICAL CENTER OF DALLAS
8	2365 STEMMONS FWY	County of Dallas ATTN COUNTY CLERK
9	1935 MEDICAL DISTRICT DR	CHILDRENS MEDICAL CENTER
10	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH

FILE NUMBER: Z123-181(MW)

DATE FILED: January 22, 2013

LOCATION: South side of Lake June Road, west side of Oak Hill Circle

COUNCIL DISTRICT: 5

MAPSCO: 58-M

SIZE OF REQUEST: ±5.68 acres

CENSUS TRACT: 92.02

REPRESENTATIVE: David Speicher

APPLICANT: Charter Development Company, LLC

OWNERS: Texas Republic Bank, NA

REQUEST: An application to 1) terminate deed restrictions and 2) for a Specific Use Permit for an open-enrollment charter school on property zoned an MF-1(A)-D Multifamily District with deed restrictions and a D Liquor Control Overlay on a portion

SUMMARY: The applicant proposes to develop the request site with an open-enrollment charter school serving grades kindergarten (K) through eight (8).

STAFF RECOMMENDATION: Approval of the termination of deed restrictions and Approval of a Specific Use permit for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, traffic management plan and conditions.

BACKGROUND INFORMATION:

- The ±5.68-acre request site is undeveloped except for a detached non-premise sign (billboard), which will remain.
- Deed restrictions volunteered in 2007 restrict development to retirement housing with a maximum structure height of 18 feet and one story. Since the site was not developed with the intended retirement housing project, the applicant proposes to terminate the deed restrictions. The MF-1(A) Multifamily District allows an open-enrollment charter school by specific use permit.
- The proposed charter school will consist of six clustered single-story buildings comprised of 28 classrooms with a maximum enrollment of 735 students.
- The proposed hours of operation for the charter school are Monday through Friday from 7:30 am to 4:00 pm for normal school activities. Classes will begin at 8:15 and will dismiss at 3:15 pm.
- The request site is surrounded by and single family residential and undeveloped land to the north; an auto service center and single family residential to the east; a public park to the south and a carwash and single family residential to the west.

Zoning History:

1. **Z078-277:** On February 25, 2009, the City Council approved an MF-1(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay and an R-7.5(A) Single Family District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lake June Road	Principal Arterial	85 feet
Oak Hill Circle	Local	50 feet

Land Use:

	Zoning	Land Use
Site	MF-1(A)-D with deed restrictions; D Overlay on a portion	Undeveloped
North	R-7.5(A)	Single family; undeveloped
East	R-7.5(A); CR-D	Auto service center; single family
South	R-7.5(A)	Park
West	CR-D; R-7.5(A)	Carwash; single family

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Vision Illustration depicts the request site as within a *Residential Neighborhood*. While single family dwellings are the dominant land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

In general, the applicant’s proposal to provide an open-enrollment charter school in this area of the City is consistent with the *forwardDallas! Vision* and further complies with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development

Policy 1.1.5: Use Vision Building Blocks as a general guide for desired development patterns

URBAN DESIGN ELEMENT

GOAL 5.1 Promote a sense of place, safety and walkability

Policy 5.1.3: Encourage complementary building height, scale, design and character.

Land Use Compatibility:

The ±5.68-acre request site is undeveloped except for a detached non-premise sign (billboard), which will remain. The applicant proposes to develop the request site with an open-enrollment charter school consisting of six clustered single-story buildings. The proposed charter school will include 28 classrooms and a maximum enrollment of 735 students, grades kindergarten (K) through eight (8).

The proposed hours of operation for the charter school are Monday through Friday from 7:30 am to 4:00 pm for normal school activities. Classes will begin at 8:15 and will dismiss at 3:15 pm.

The request site is surrounded by and single family residential and undeveloped land to the north; an auto service center and single family residential to the east; a public park to the south and a carwash and single family residential to the west.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's request is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Construction and Development has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Parking:

Pursuant to §51A-4.204 of the Dallas Development Code, the off-street parking requirement for a school is 1.5 spaces for each kindergarten/elementary school classroom and 3.5 spaces for each junior high/middle school classroom. Therefore, the proposed open-enrollment charter school consisting of 22 kindergarten/elementary school classrooms and six (6) junior high/middle school classrooms requires 54 off-

Z123-181(MW)

street parking spaces. The applicant will provide 131 off-street parking spaces, as depicted on the site plan.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code.

Z123-181(MW)

Partners/Principals/Officers:

Owner:

**Texas Republic Bank, N.A.
2595 Preston Road
Frisco, TX 75034**

Board of Directors

Charles Rolfe, Jr. -- Chairman
Tim Cantrell -- Vice Chairman
David Baty - President
Scott Anderson
Barry Pryor
Steve Pirkey, DVM

Officers

David Baty - President
Maureen McGuire - SVP
Tammy Martinez - SVP
Larry Bowman - CFO
Ron Corcoran - VP
Pamela Folkman - VP
John Henderson - AVP
Kathy Selvidge - Administrative Officer

Z123-181

Partners/Principals/Officers:

Applicant:

Partners, Principles and Officers

National Heritage Academies
3850 Broadmoor Ave SE Ste 201
Grand Rapids, MI 49512

David Palumbo, Chief Academic Officer
Todd McKee, Vice President of Student Services
Tari Reinink, Chief Marketing Officer
Nick Paradiso, Vice President of Government Relations and Partner Services
Aric Dershem, Vice President of People Development
Louis C. Rabaut, J.D. - Vice President of People Services and Legal Counsel
Nick Sheltroun, Senior Director of Measurement, Research, and Business Intelligence

Subsidiary of National Heritage Academies
Charter Development Company, LLC
3850 Broadmoor Ave SE Ste 201
Grand Rapids, MI 49512

NOTE:

Charter Development Company LLC owns the properties and facilities of NHA and constructs the schools.

No conflicts of interest exist.

Z123-181

**Z123-181
Proposed SUP Conditions**

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on _____(five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

6. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:00 a.m. and 5:00 p.m., Monday through Friday, for normal school activities.

7. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

8. PARKING: Parking must be located as shown on the attached site plan.

9. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.

B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2014. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by March 1st of each even-numbered year.

ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at

different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- a. ingress and egress points;
- b. queue lengths;
- c. number and location of personnel assisting with loading and unloading of students;
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and
- g. circulation.

iii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

b. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

D. Amendment process.

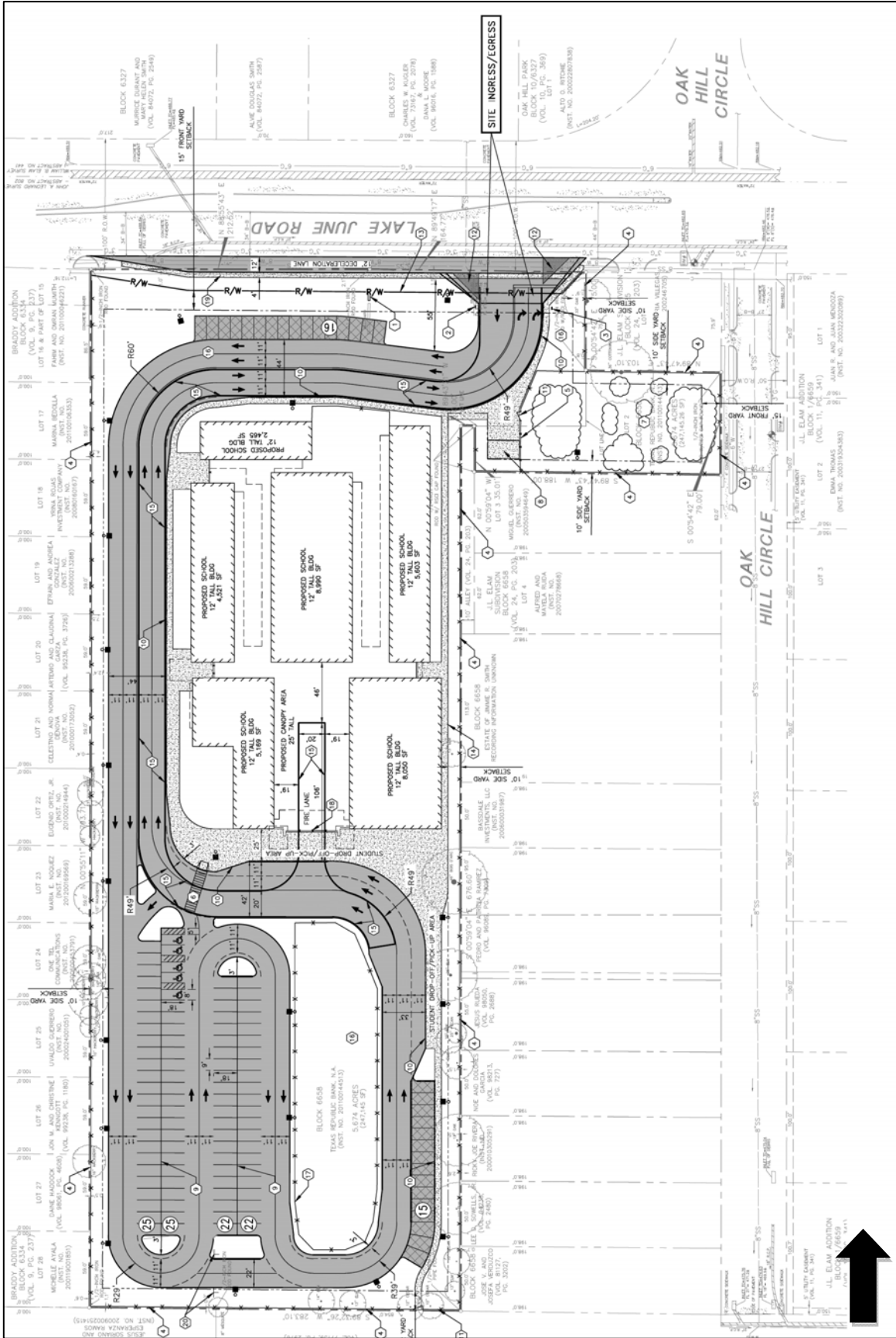
i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

ii. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

10 MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



Proposed Traffic Management Plan

TECHNICAL MEMORANDUM

Traffic Management Plan for Dallas Scholars Charter School

Prepared For: City of Dallas Sustainable Development & Construction Department

Prepared By: Aimée L. Giacherio, PE
Wade Trim, Inc.

Date: January 21, 2013

Overview

National Heritage Academies (NHA) is proposing to construct a new school at 8620 Lake June Road in the City of Dallas. Dallas Scholars Charter School, operated by National Heritage Academies, will offer Kindergarten through 8th grades upon full build out of the school which is expected for the fall of 2016 school year. At this time, it is expected that Dallas Scholars Charter School would open with Kindergarten through 5th grade and 516 initial students in the fall of 2013. The school will add a grade each year until full build out of the school at 735 students and 43 full-time equivalent staff for the fall of 2016 school year. The distribution of students by year is shown in Table 1 below.

Table 1 Projected Students by Year

Grade	Number of Students	Year Enrolled
Elementary (K-5 th Grades)	516	2013
6 th Grade	75	2014
7 th Grade	72	2015
8 th Grade	72	2016
Total	735	

The services of Wade Trim were retained by National Heritage Academies to conduct a traffic management plan (TMP) for the new school campus in Dallas, Texas. Wade Trim is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering. Wade Trim has provided traffic engineering services to National Heritage Academies for over thirteen years and has vast experience with schools that rely solely on parent drop-off and pick-up. We have also worked on an individual basis with NHA principals to provide solutions to parking lot demands during arrival and dismissal periods. Having this extensive background with their particular operations, we assist NHA with the on-site layout and circulation pattern in order to accommodate the number of vehicles expected on site during the arrival and dismissal operations.

The purpose of this technical memorandum is to develop procedures to promote traffic safety and efficiency that will be used by the school during the morning arrival drop-off and afternoon dismissal pick-up periods. The overall traffic management plan for Dallas Scholars Charter School addresses the projected vehicle queuing, traffic circulation, staff assistance, and parking demands needed on-site to accommodate the demand during peak time periods and keep all queuing vehicles out of the public right-of-way.



Z123-181

Site Access

The proposed school site has 377 feet of frontage along Lake June Road. Adjacent to the school site, Lake June Road is a six-lane divided roadway. The speed limit along Lake June Road changes adjacent to the site from 30 mph to 35 mph for eastbound traffic and 35 mph to 30 mph for westbound traffic. Access to the site will be provided via one driveway, as illustrated on the attached site plan. Since Lake June Road is a divided roadway, the school access will be a right in/right out only access. All left turn movements will be completed via u-turns at adjacent intersections where u-turns are a permitted movement. The school driveway will consist of one inbound lane and two outbound lanes and will be stop-controlled for exiting movements.

A right turn lane along Lake June Road will be constructed along the school frontage as part of the new school project. A right turn lane enables vehicles to decelerate separately from the through lanes reducing impedance to the through traffic along Lake June Road. This turn lane will be constructed in accordance with plans approved by the City of Dallas.

Construction Phasing

The parking lot and on-site vehicle stacking areas for Dallas Scholars is proposed to be constructed in two phases as the school will only open initially with Kindergarten through fifth grades and 516 students. The total proposed parking spaces and on-site stacking spaces are not needed upon opening of the school in the fall of 2013. Exhibit 1 illustrates the site plan for the proposed Dallas Scholars Charter School. The proposed Phase 2 area is identified by the cross hatching.

The minimum required parking spaces for a school is based on number of classrooms by grade level per the Dallas Development Code. Details on classrooms and minimum parking requirements are provided in Exhibit 1. At full build out of the school, a minimum of 54 parking spaces are required. NHA plans to construct 87 parking spaces for opening of the school in 2013 with an additional 44 parking spaces provided in Phase 2 for a total of 131 parking spaces.

School Hours

Dallas Scholars Charter School will operate on a uniform daily schedule for all grades. The anticipated morning start time for the school will be 8:15 a.m. and the afternoon dismissal time will be 3:15 p.m. Bus service will not be provided for students and therefore, the transportation of students is based solely on parent drop-off and pick-up. The entire area surrounding the school site is residential in nature with Holcomb Park directly south of the school. Walkers will be encouraged and are likely to occur from the neighborhoods south of Lake June Road. However, since the number of walkers is unknown at this time, this analysis assumes a worst case scenario that all student transportation will be provided through parent drop-off and pick-up.

It can be assumed that a certain percentage of students will remain at school following the school dismissal for tutoring and after-school activities. While school times are established, not all students will arrive or leave school at these exact times. Occasional special events may also generate traffic outside of the traditional peak times. While some measures in the traffic management plan may apply to special events or off-peak drop-off and pick-up, these traffic characteristics are not covered in this analysis.

This analysis focuses primarily on the peak time for the afternoon dismissal process. On-site queuing is usually greater during the afternoon dismissal period than the morning arrival period

as a larger number of parent vehicles are typically present on-site at one time. The time required to pick-up a student is typically longer than the time needed to drop-off a student.

Queuing Analysis

The on-site school layout has been designed to provide maximum storage on-site for drop-off and pick-up operations in order to not impede traffic along Lake June Road. As mentioned previously, two phases of construction are planned for this site. Phase 1 has been designed to accommodate on-site queuing demands for the first year of school with 516 students. Phase 2 has been designed to accommodate on-site queuing demands of the school at full build out of 735 students. NHA plans to construct Phase 2 when it is determined that additional on-site queuing is necessary to accommodate additional students the following school year.

Since student walkers were not considered in the queuing analysis below, the on-site queuing demands may be less than anticipated. Upon the fall of 2013 school opening, the on-site queuing should be evaluated to determine if Phase 2 will be needed for the following school year. This evaluation should be completed each year until such time that Phase 2 is constructed.

The primary goal of the TMP is to accommodate all school traffic on-site during drop-off and pick-up operations in order to prevent vehicles from stacking in the public right-of-way. In addition, the school should always try to minimize the number of vehicles on-site at any one time in order to minimize the potential for vehicles to queue and/or park in public right-of-way, as well as increase efficiency in the procedures.

The queuing analysis provided below utilizes the site plan to identify the projected queuing (vehicle stacking) space provided on site to accommodate the projected peak demands related to student drop-off at the school.

There are no standardized methods for estimating queue lengths for proposed schools, specifically those that do not utilize bus services. Wade Trim has worked with NHA for over 13 years providing solutions to parking lot demands during arrival and dismissal periods. Based on our site observations of queuing at other similarly sized NHA schools across the country, Wade Trim uses a design standard for projecting queue demands at similar NHA schools. The expected maximum queue for these schools is 4,000 feet, or approximately 160 vehicles at 25 feet per vehicle. This design standard is used for all new school designs and is based on full school build out of 735 students and represents the maximum expected queue length during the afternoon dismissal period.

The *Traffic Operations and Safety at Schools: Recommended Guidelines* Study prepared by the Texas Transportation Institute (TTI) examined on-site stacking for parent vehicles in South Carolina, North Carolina and came up with recommendations for Texas. Tables 2 and 3 below illustrate the on-site stacking length recommended for South Carolina and Texas, respectively. North Carolina utilizes a School Traffic Calculator to determine the minimum queue length required on-site based on the number of elementary, middle, and high school students and number of staff.

Based on the upper stacking limits in the tables below, the recommended South Carolina and Texas stacking lengths are 2,400 and 2,300, respectively. The school traffic calculator was used to estimate the minimum queue lengths required for on-site traffic circulation and queuing at full build out per North Carolina standards. It was found that the NCDOT school traffic calculator requires a minimum of 1,616 feet of on-site queuing.

Table 2 South Carolina DOT Recommendations for On-Site Stacking Length*

School Type	Student Population	Loop Drive Stacking Length (linear feet) (m)
Elementary	200 – 600	900 – 1200 (274.5 – 366)
	600 – 1400	1200 – 1500 (366 – 457.5)
Middle	200 – 600	900 – 1200 (274.5 – 366)
	600 – 1200	1200 – 1500 (366 – 457.5)
High	400 – 800	800 – 1200 (244 – 366)
	800 – 2500	1200 – 1500 (366 – 457.5)

Note: For high school populations greater than 2500 students, consider two separate student pick-up/drop-off loops.

**Reproduced from Guidelines for School Transportation Design*

Table 3 Recommended Parent Drop-off/Pick-up Zone On-Site Stacking Length for Texas*

School Type	Student Population	Loop Drive Stacking Length (linear feet) (m)
Elementary	Less than 500	400 – 750 (122 – 229)
	500 or more	750 – 1500 (229 – 458)
Middle	Less than 600	500 – 800 (153 – 244)
	600 or more	800 – 1600 (244 – 488)
High	400 – 800	800 – 1200 (244 – 366)
	800 – 2500	1200 – 1500 (366 – 458)

Note: For high school populations greater than 2500 students, consider two separate student pick-up/drop-off loops.

**Reproduced from Traffic Operations and Safety at Schools: Recommended Guidelines*

The location for drop-off/pick-up behind the school and the path used to get to this location allows for the queuing of approximately 169 vehicles or 4,225 linear feet at full build out of Dallas Scholars, which exceeds the recommended stacking lengths in North Carolina, South Carolina, or Texas and exceeds our design standard by nine vehicles. It is anticipated that upon opening of the school with 516 students, an on-site queue length of roughly 113 vehicles or 2,825 feet will be needed. The Phase 1 plan accommodates an on-site queue of 131 vehicles or 3,275 feet. These numbers are based on a double lane queue and 25 linear feet of vehicle length per car.

Students walking to/from the school are not included in our 160 vehicle design standard. Due to the residential nature of this area and the park located along the south side of the school, this NHA school will likely have walkers which will reduce the on-site vehicle queue expected and may push the need for the Phase 2 parking/queuing area until 2015.

On-site Circulation and Operations

NHA has developed a thorough process for managing their on-site traffic operations. Morning arrival traffic operations at a school usually operate safely and efficiently due to the quick nature of drop-off and parent traffic arriving over a longer time period, unlike afternoon dismissal operations where the majority of parents tend to arrive prior to the dismissal time. Typically, parents arrive well before the school dismissal time and park in the lot or queue along the pick-up area. The ability to safely and efficiently load students into vehicles during dismissal is the most important component of the afternoon dismissal operation.

Dallas Scholars Charter School will operate with one drop-off/pick-up area for all student drop-off and pick-up. The drop-off/pick-up area will be along the south side of the school building and continue around the east side of the property up to the parking spaces. The designated drop-off/pick-up area will be 230 feet in length and will store approximately 9 vehicles single-file and 18 vehicles in two lanes. The drop-off/pick-up area will have three lanes, the first two of which are for loading and unloading while the outer lane is used as a through/exit lane. Students will load and unload in two lanes through the entire length of the drop-off/pick-up area. A single unloading lane may be adequate during the morning drop-off; however, two lanes are required for the afternoon pick-up.

As discussed previously, Phase 2 would be constructed when an on-site evaluation reveals that the following school year will likely require additional vehicle queuing space on-site. The Phase 2 parking lot expansion allows the circulation on site to loop through the parking lot in order to gain additional on-site queuing prior to the drop-off/pick-up area. The circulation plan for Phase 1 drop-off/pick-up operations is shown in Exhibit 2 while the circulation plan at full build out (with Phase 2) drop-off/pick-up operations is shown in Exhibit 3. The only difference between the two is the ability to loop through the parking lot in order to obtain additional on-site queuing space.

It is recommended that twelve parking spaces adjacent to the sidewalk area along the east side of the property either remain vacant or be designated as staff parking only in order to not impede the student loading/unloading process.

Students line up by grade level with their classroom teacher along the sidewalk and in the covered multi-purpose courtyard adjacent to the drop-off/pick-up area. Each classroom teacher has a specific area where their students wait in an organized fashion. If families have siblings that both attend the school, the older students go to their younger siblings' classroom prior to dismissal. The same is true for carpools. Carpools may be assigned to a separate sidewalk area if individual classrooms end up with too many students.

During drop-off/pick-up operations, vehicles will enter the school site via the site driveway and follow the flow of traffic around to the back side of the school. Vehicles will follow a counter-clockwise path around the building proceeding from the northeast side of the building to the southeast side of the building as illustrated in Exhibits 2 and 3. During the afternoon dismissal process, vehicles will form two lanes once on-site and queue on-site until they reach the pick-up area. Pavement markings will clearly designate the circulation path. Traffic cones will also be used as necessary to channel vehicles through the parking lot. The circulation plan for drop-off/pick-up operations is shown in Exhibits 2 and 3.

Parents can choose to park in a parking space and walk up to the school to get their children or they can wait in the queuing lanes until their vehicle reaches the pick-up area, where students can be picked up. No drop-off or pick-up should be allowed to occur anywhere else on this school site. Any parent who chooses to park must park in the parking lot and walk up to the school using the marked crosswalk. All students walking to or from the school to the parking lot must be accompanied by an adult. Students should not be allowed to walk through the parking lot unattended. No parking is allowed within the drop-off/pick-up area or vehicle queuing areas. Parents that park in the lot must wait until the peak dismissal period is over to leave. This must be explained to parents at the beginning of the year and reinforced throughout the year via flyers and mailings.

NHA uses a passenger identification system to expedite the flow of traffic and make the dismissal process more organized. Each vehicle has an identification tag with their children's name and grade level indicated on it located on the passenger side of the dashboard (i.e. paper, card, or window cling). This information is used to verbally communicate student names to the classroom teachers so those students are ready when their parent reaches the pick-up area. Every classroom teacher and staff in the parking lot has walkie-talkies. One staff member is located prior to the pick-up area to relay the student information on the dashboard to the classroom teachers and other staff in the pick-up area. This allows classroom teachers to hear whose parents are next and dismiss those students to the pick-up area to be picked up.

Upon reaching the pick-up area, drivers pull into the two closest lanes to the sidewalk and pull as far forward as possible. Staff should be strategically positioned at the beginning and end of the pick-up area as well as between the two rows of vehicles. Once all the vehicles have proceeded forward as far as possible, staff ensures all vehicles are in a fully stopped condition. At this time, students load into the vehicles with staff assistance, if required. No vehicle is allowed to move in the pick-up area until every vehicle has been loaded and is ready to leave. Once students are safely loaded into their vehicles, drivers will be given the okay to proceed to the school exit. Staff should release one row at a time from the pick-up area.

Educating parents and students on proper drop-off and pick-up procedures is necessary to develop a safe and efficient system. Procedural information including maps of the school drop-off and pick-up areas with traffic flow patterns shown will be sent home prior to the beginning of the school year. Regular reminders of the procedures will be sent home with students throughout the year as well as sent through the mail, and if necessary, communication through SchoolReach will be used. In addition, during parent orientation night, a presentation regarding drop-off and pick-up procedures should be given to the parents along with a handout. The school can also use the first day of school to show students what they should expect for arrival and dismissal so expectations are set on day one.

Staff Assistance

In order to create a safe environment on site, it is important to have trained staff members present in the drop-off/pick-up area. NHA staff members are required to assist during drop-off/pick-up operations and will be stationed through the drop-off/pick-up area. Exhibits 2 and 3 indicate where staff should be placed under both Phase 1 and Phase 2 parking lot scenarios.

The general responsibility of the staff is to ensure all vehicles in the designated drop-off/pick-up area are in a fully stopped condition before unloading/loading occurs, encourage parents to pull up as closely as possible to the vehicles in front of them in order to maximize space in the drop-off/pick-up area, and to provide assistance (where necessary) to students getting into and out of vehicles. At the appropriate time, the staff should instruct motorists when it is safe to move forward and proceed to the exit.

During the afternoon dismissal period, each classroom teacher will also be responsible for keeping the students in an orderly fashion in their designated area as well as having their students ready for pick-up once their names are called over the two-way radio.

Placement of temporary traffic control devices, such as traffic cones within the site would also be completed by school personnel to assist and guide motorists through the intended circulation pattern during drop-off and pick-up periods. Exhibits 2 and 3 provide an illustration where traffic control devices should be placed.

It is recommended that the staff should oversee traffic operations and ensure traffic flows according to the TMP. All staff should be required to wear a safety vest to provide visibility and to provide identification by parents/children. Staff positioned at the start of the drop-off/pick-up area directing traffic should use reversible hand-paddle signs with the messages for STOP and SLOW. It should also be noted that only uniformed police officers are allowed to direct traffic operating within the right-of-way.

NHA staff members receive training prior to the start of the school year on drop-off/pick-up operations. Prior to school starting, Wade Trim and the NHA manager for safety and security meet with the new school principals to go over the traffic plan. From that meeting, parent and staff education materials are prepared. Another meeting is held with all school staff to go over roles and responsibilities pertinent to their school, and in addition, a staff traffic training video is shown. After the training session, school staff is taken out into the parking lot to walk through the arrival and dismissal process a few times until they are ready for the first day of school.

Summary

The TMP documented in this technical memorandum describes the on-site queuing and the pick-up operations for the proposed Dallas Scholars Charter School upon initial opening and full build-out of the site. The TMP vehicle routes provide an on-site queue length that will accommodate the projected maximum queue expected for the school's operations. If the TMP operates as described, school traffic should not queue into the right-of-way of any public street. The school principal will be responsible for administration of the TMP and minimizing the traffic impacts to the adjacent roadway.

Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Aimée L. Giacherio, P.E. #108307, certify that the results indicate that no queuing of vehicles dropping off or picking up students at Dallas Scholars Charter School will extend onto City of Dallas rights-of way as a result of internal queuing constraints.

In order to ensure that all queuing of vehicles is completely accommodated on school property, Dallas Scholars Charter School administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

If you have any questions on the information presented in this technical memorandum, please feel free to contact us at any time at (616) 956-3304.

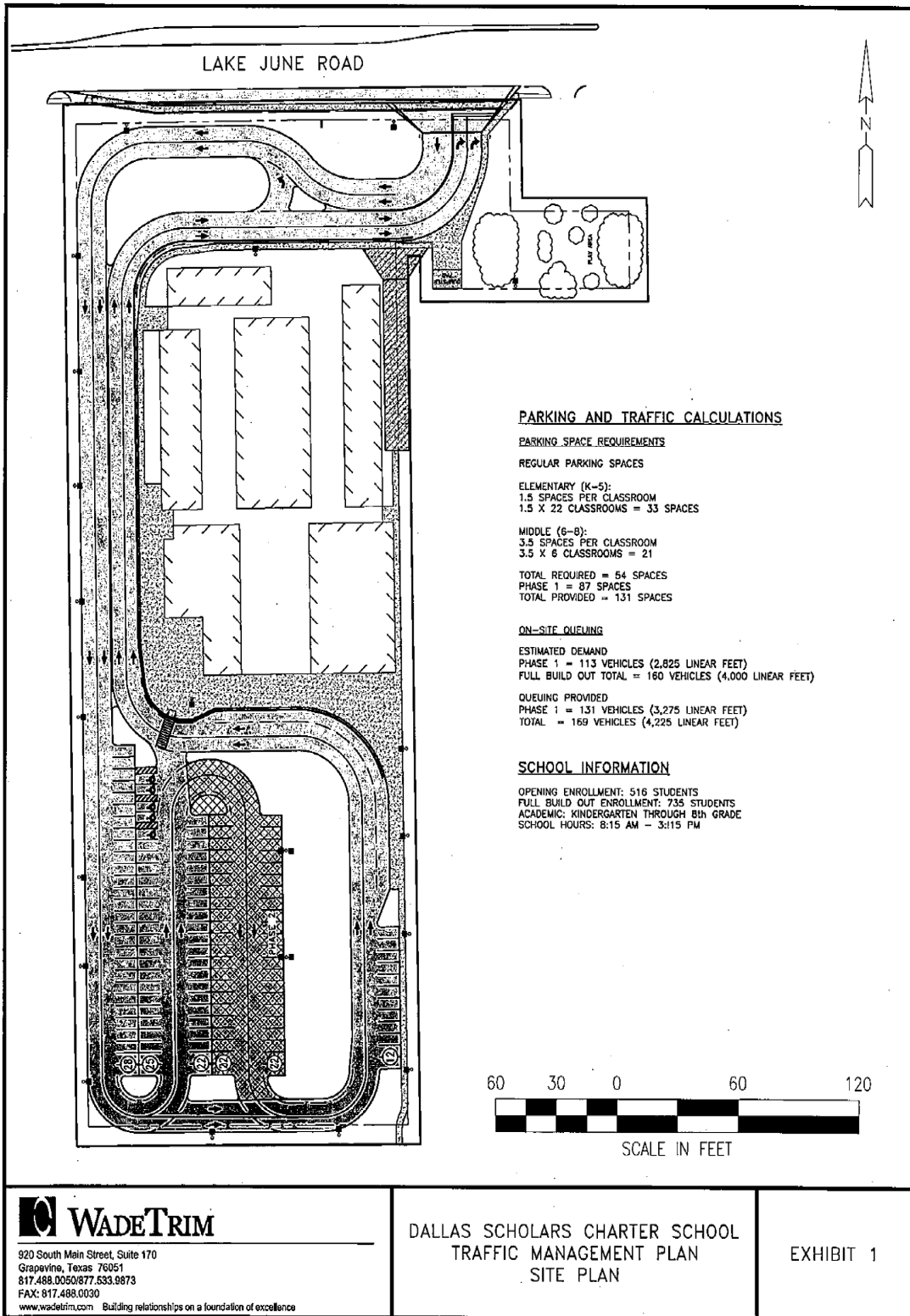
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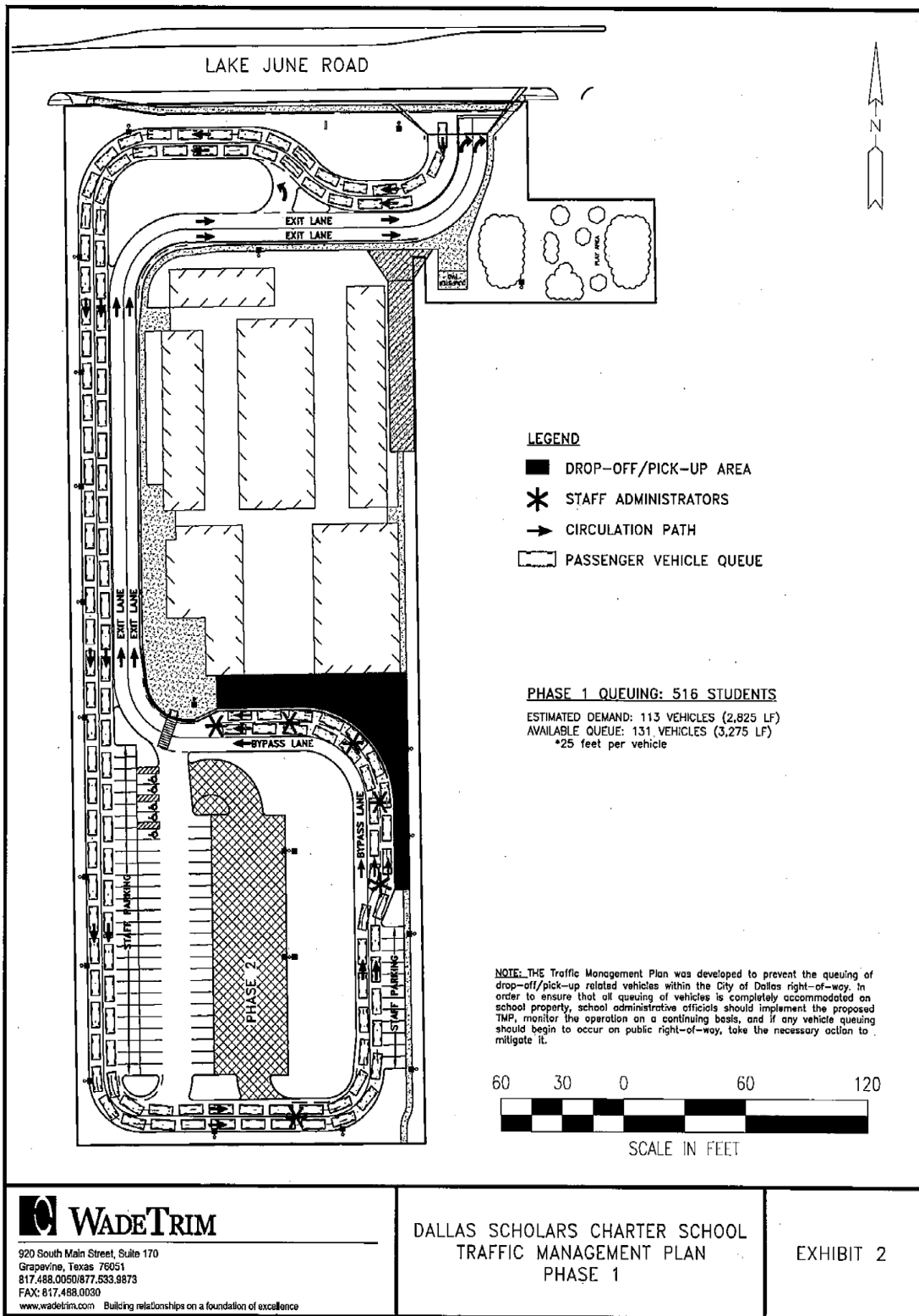
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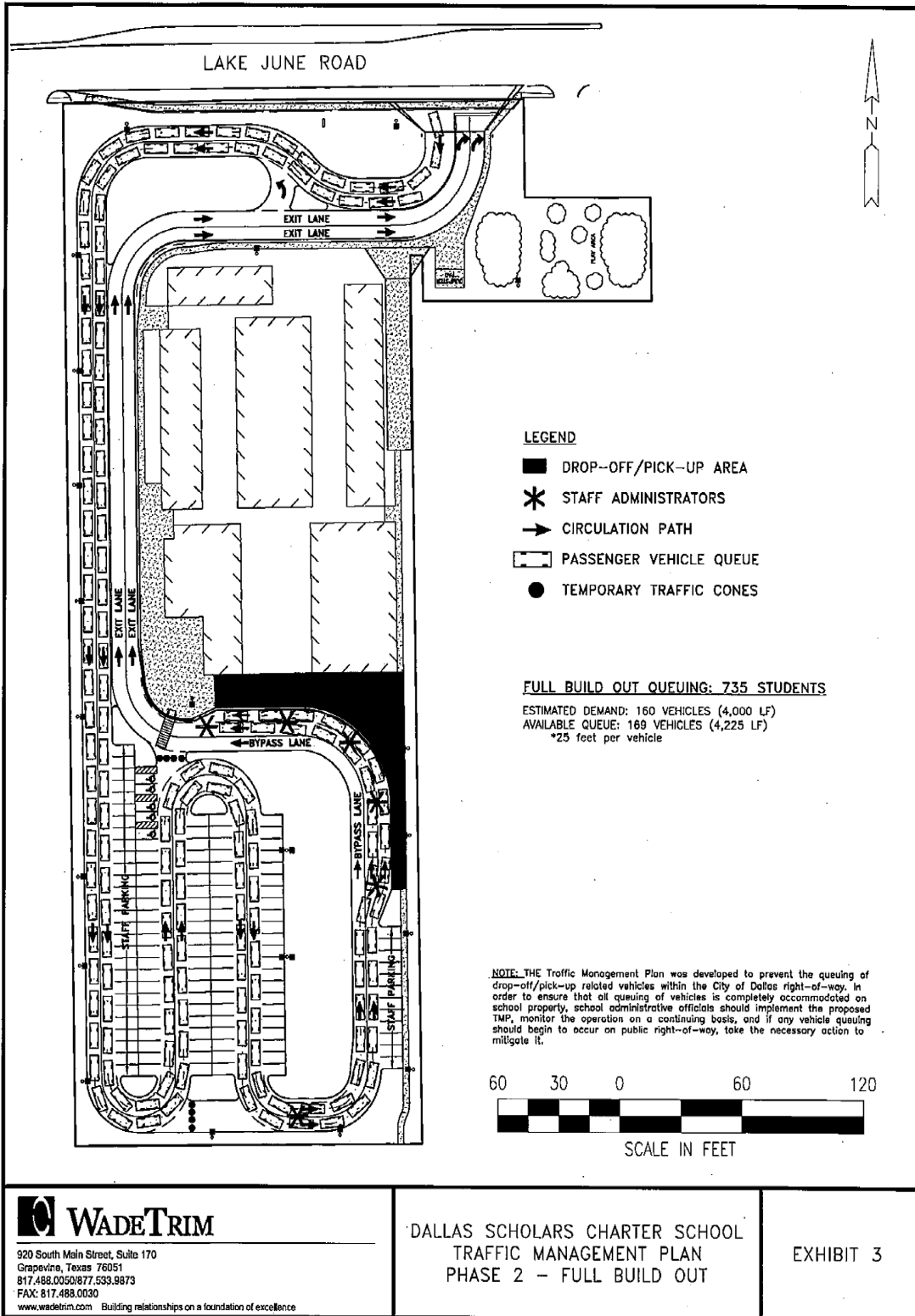
cc: Mr. Jeff Chamberlain, National Heritage Academies
Mr. Brian Gard, National Heritage Academies





Z123-181





Deed Restrictions to be terminated:

090575

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF _____)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Lynn B Brantley , an individual ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the WB Elam Survey, Abstract No. 441, City Block 6658, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by , by deed dated 3/5/2007, and recorded ELECTRONICALLY, Document # 20070079862, in Volume n/a, Page n/a, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

8620 Lake June Rd., Dallas, TX 75217

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

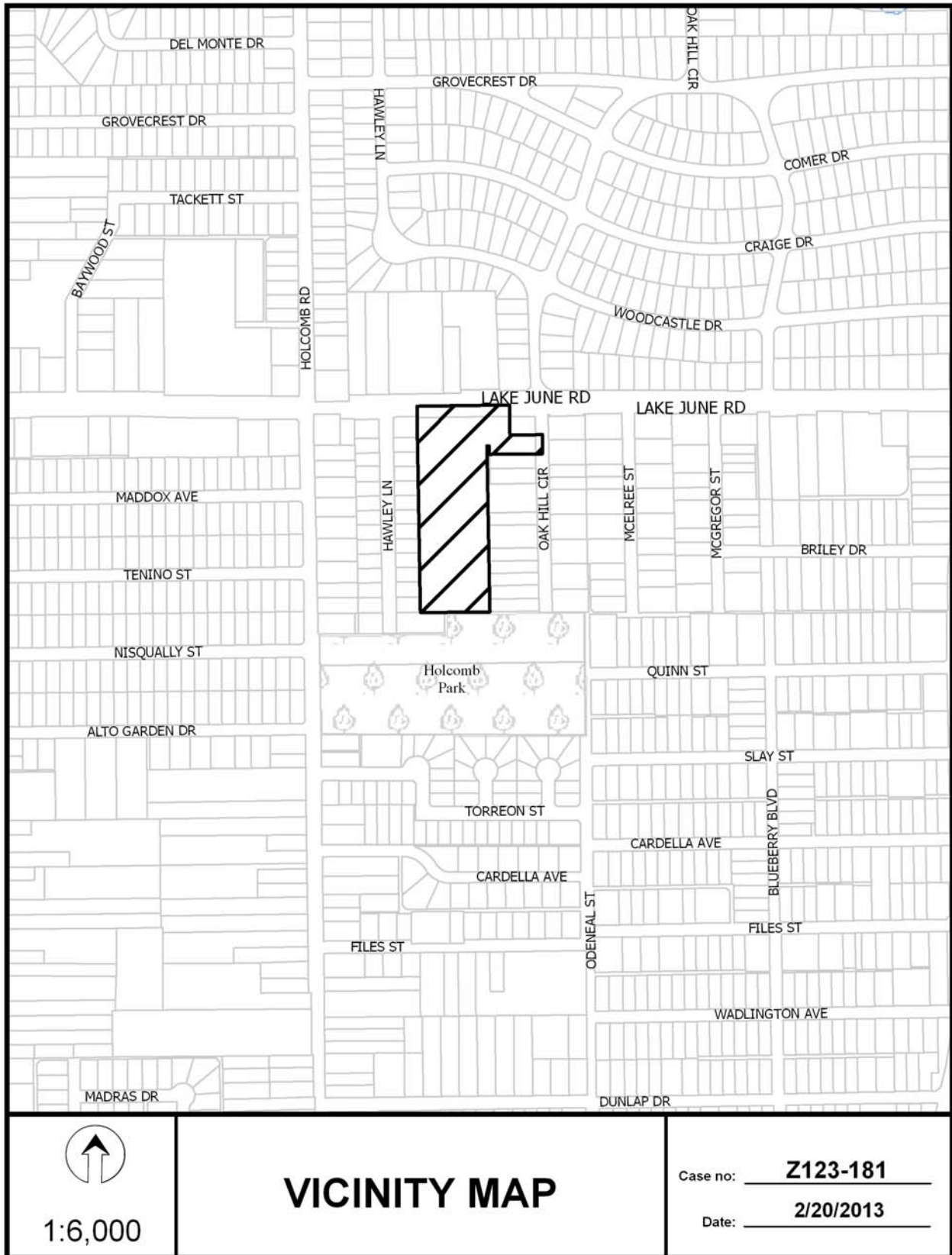
1. The following use is the only use permitted:
 - Retirement housing.
2. Maximum structure height is 18 feet.
3. Maximum number of stories is one.

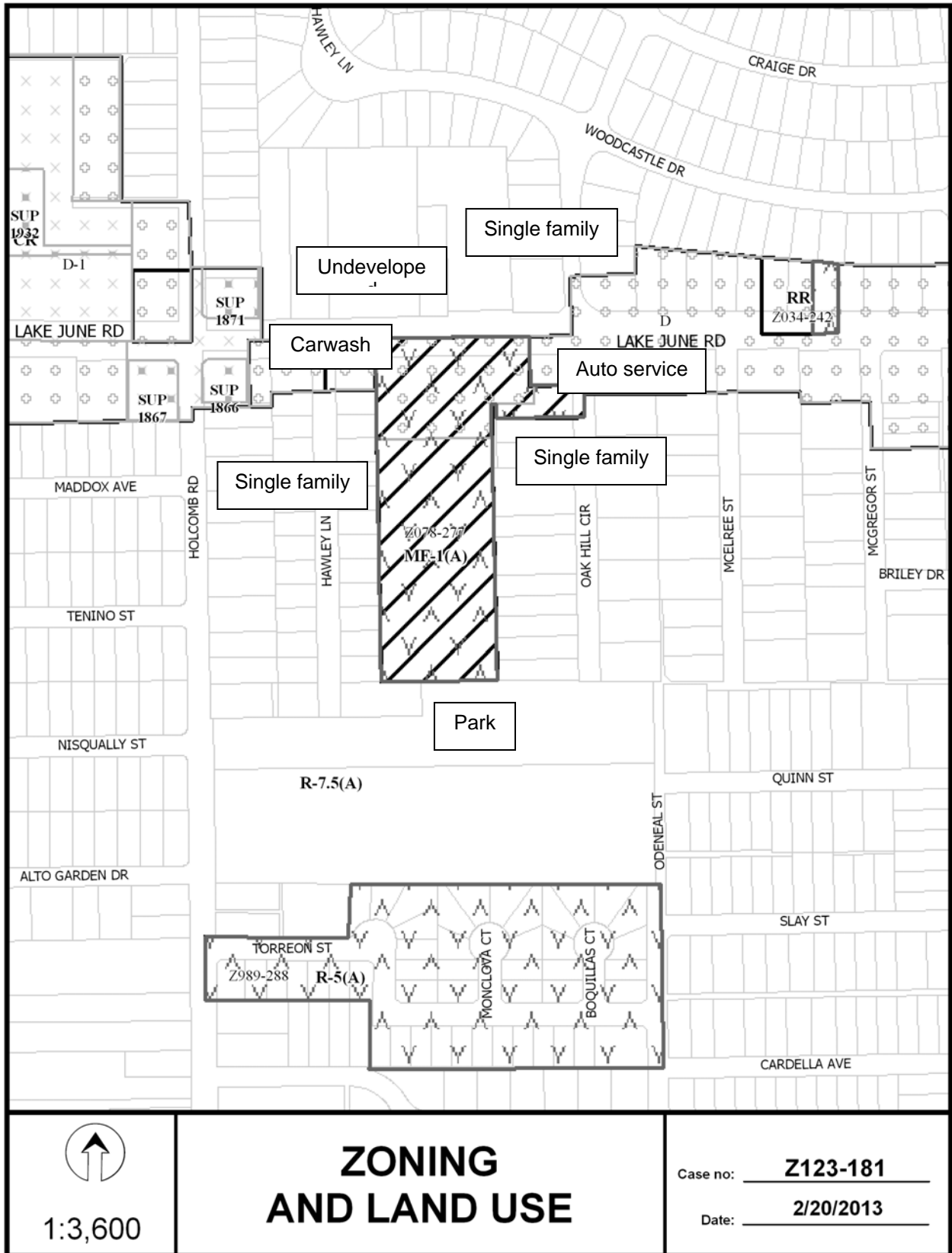
III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the



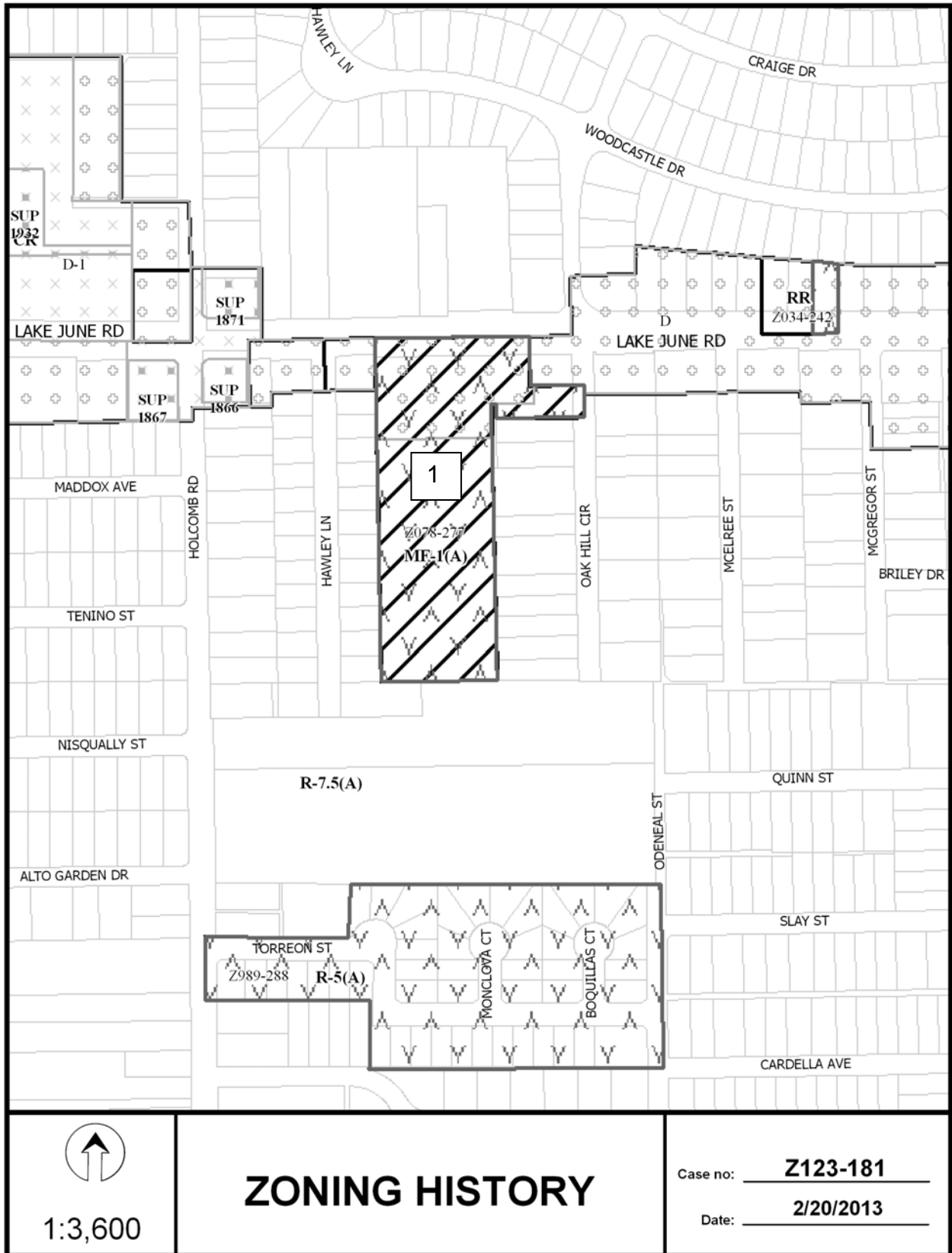


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ZONING AND LAND USE

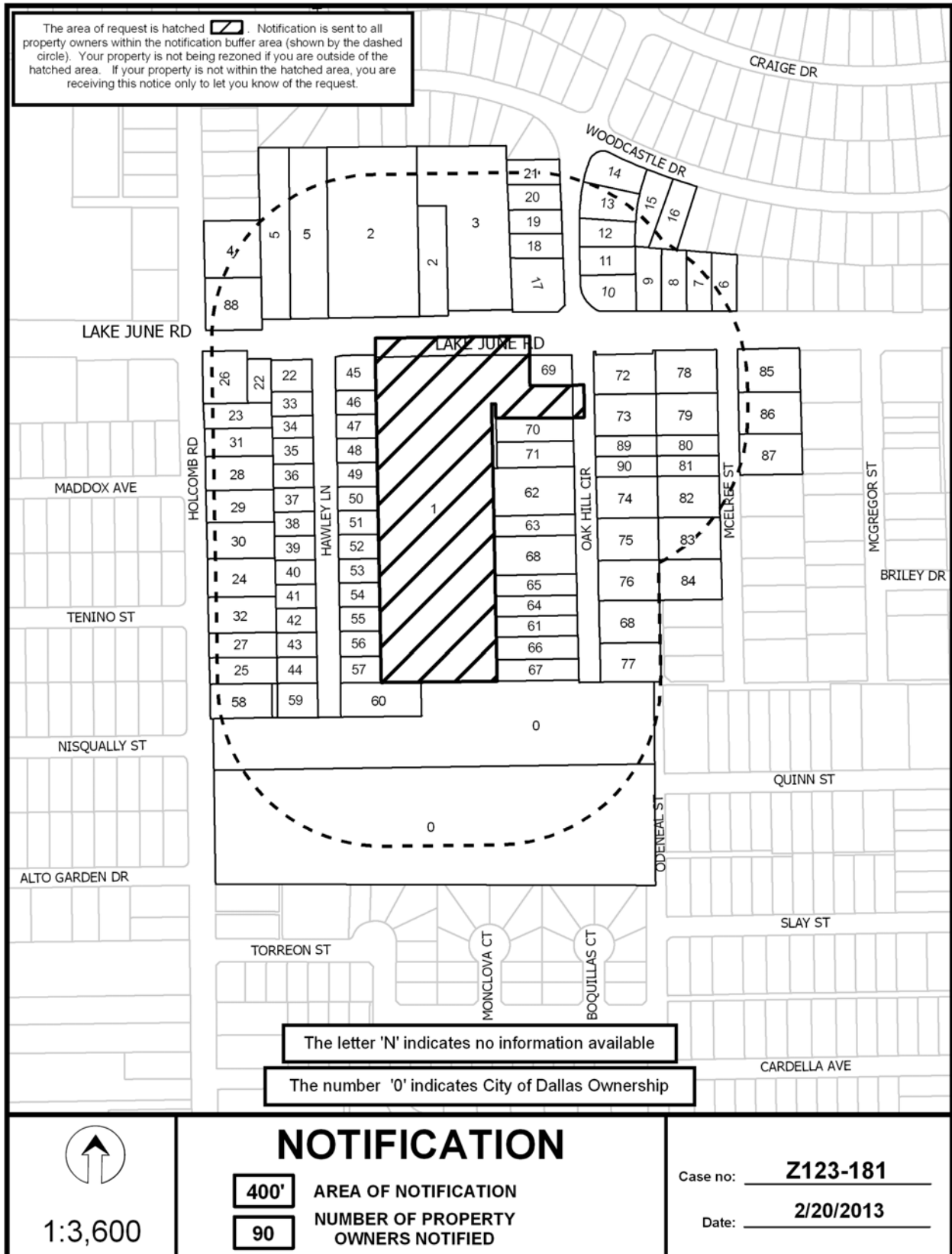
Case no: Z123-181

Date: 2/20/2013



ZONING HISTORY

Case no: Z123-181
Date: 2/20/2013



2/19/2013

Notification List of Property Owners***Z123-181******90 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8620 LAKE JUNE RD	TEXAS REPUBLIC BANK NA SUITE 100
2	8601 LAKE JUNE RD	SMITH MURRICE D
3	8555 LAKE JUNE RD	KUGLER CHARLES W & DANAH L MOORE
4	1316 HOLCOMB RD	SILVA JOSEFINA
5	8515 LAKE JUNE RD	SMITH ALVIE DOUGLAS
6	8721 LAKE JUNE RD	BEDOLLA GILBERTO JR
7	8717 LAKE JUNE RD	TAYLOR ROCKY & STEPHANIE
8	8713 LAKE JUNE RD	GARCIA ROSALBA S
9	8709 LAKE JUNE RD	ORMENO LIZANDRO
10	8701 LAKE JUNE RD	MONSIVAIS AMALIA A &
11	1306 OAK HILL CIR	FISHER MICHAEL W & BETTY R
12	1310 OAK HILL CIR	HERNANDEZ CYNTHIA
13	1316 OAK HILL CIR	SALGADO DOLORES & MIREYA SERRATO
14	1320 OAK HILL CIR	CISNEROS RODOLFO RENE &
15	8708 WOODCASTLE DR	AVELLANEDA RUFINO & FERNANDA GOMEZ
16	8712 WOODCASTLE DR	GUZMAN PEDRO
17	8639 LAKE JUNE RD	RITCHIE FAMILY REVOCABLE LIVING TRUST
18	1309 OAK HILL CIR	BENITEZ NORMA
19	1313 OAK HILL CIR	HENDERSON LYNDELL & VANESA J
20	1317 OAK HILL CIR	ESPINOZA LUZ
21	1321 OAK HILL CIR	BONER ROBERT E
22	8508 LAKE JUNE RD	MUMITH FAHIM
23	1236 HOLCOMB RD	DURAN JOSE JORGE
24	1204 HOLCOMB RD	RAMIREZ HILDA
25	1138 HOLCOMB RD	DELASANCHA EFRAIN &
26	8502 LAKE JUNE RD	CHIN ROBERT K & BEN Y GEE NO 18361

2/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1142 HOLCOMB RD	RUIZ RUAL & ROSA
28	1224 HOLCOMB RD	MARTINEZ JACINTO & JOEL MARTINEZ
29	1218 HOLCOMB RD	MAGANA MARIA
30	1212 HOLCOMB RD	LOPEZ JUAN JOSE
31	1232 HOLCOMB RD	DURAN AGUSTIN
32	1148 HOLCOMB RD	UHRICK MICHAEL
33	1231 HAWLEY LN	HERNANDEZ ROGELIO
34	1227 HAWLEY LN	MENDEZ BELEN V
35	1223 HAWLEY LN	RODRIGUEZ LISA ANN
36	1219 HAWLEY LN	HARPER EARLIE B
37	1213 HAWLEY LN	ESTRADA JOSE L
38	1209 HAWLEY LN	PEREZ CANDELARIO ETUX
39	1203 HAWLEY LN	JASSO ANTONIO & MAGDALENA JASSO
40	1135 HAWLEY LN	GARCIA PAUL M
41	1131 HAWLEY LN	MALDONADO JUAN C & CRYSTAL G MALDONADO
42	1125 HAWLEY LN	MALDONADO JUAN C & CRYSTAL G MALDONADO
43	1121 HAWLEY LN	BRYANT BARBARA
44	1115 HAWLEY LN	DIAZ ARMANDO & GLORIA
45	8600 LAKE JUNE RD	MUMITH FAHIM & OMRAN
46	1230 HAWLEY LN	BEDOLLA MARTIN
47	1226 HAWLEY LN	YRINA ROJAS INVESTMENT CO
48	1222 HAWLEY LN	GONZALEZ EFRAIN & ANDREA
49	1218 HAWLEY LN	GARZA ARTEMIO & CLAUDINA
50	1212 HAWLEY LN	DENOVA CELESTINO & NORMA P
51	1208 HAWLEY LN	ORTIZ EUGENIO JR
52	1202 HAWLEY LN	NOQUEZ MARIA E
53	1134 HAWLEY LN	ONE TEL COMMUNICATIONS STE 515
54	1130 HAWLEY LN	GUERRERO UVALDO
55	1124 HAWLEY LN	KENNGOTT JON M & CHRISTINE
56	1120 HAWLEY LN	ESTRADA RICARDO
57	1114 HAWLEY LN	AYALA MICHELLE

2/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1130 HOLCOMB RD	HINOJOSA HILARIO
59	1111 HAWLEY LN	ROSALES EDWIN &
60	1110 HAWLEY LN	SORIANO JESUS & ESPERANZA RAMOS
61	1123 OAK HILL CIR	RIVERA RICKY JOE
62	1219 OAK HILL CIR	SMITH JIMMIE R EST OF
63	1207 OAK HILL CIR	BASSDALE INVESTMENTS LLC
64	1125 OAK HILL CIR	GARCIA NOE & DOLORES
65	1131 OAK HILL CIR	RUEDA JESUS
66	1119 OAK HILL CIR	SOWELLS PAULETTE GOSHA
67	1115 OAK HILL CIR	VERDUZCO JOSE V
68	1203 OAK HILL CIR	RAMIREZ PEDRO & PATRICIA
69	8640 LAKE JUNE RD	FENDER H R C/O MATT HARTMAN
70	1229 OAK HILL CIR	GUERRERO MIGUEL JR
71	1225 OAK HILL CIR	RUEDA ALFREDO & MAYELA
72	8700 LAKE JUNE RD	MENDOZA JUAN R & JUAN MENDOZA
73	1232 OAK HILL CIR	THOMAS EMMA
74	1214 OAK HILL CIR	MARTINEZ ANTONIO
75	1208 OAK HILL CIR	SEGOVIA JOSE L
76	1202 OAK HILL CIR	RAMIREZ PATRICIA A
77	1120 OAK HILL CIR	MECCA APRIL INC
78	8718 LAKE JUNE RD	LACY ROBERT L ETAL
79	1231 MCELREE ST	GUZMAN BULMARO F
80	1221 MCELREE ST	CANO ISABEL C &
81	1217 MCELREE ST	LLAMAS MARIA C & MARTIN ORTIZ
82	1215 MCELREE ST	SMALLEY ELMER A
83	1201 MCELREE ST	OBRIEN THOMAS M
84	1137 MCELREE ST	OBRIEN IRENE VIRGINIA LIFE ESTATE REM: J
85	8726 LAKE JUNE RD	CHANDLER BILLY JR
86	1226 MCELREE ST	SALINAS ASUNCION J
87	1222 MCELREE ST	PENA JOEL F
88	8505 LAKE JUNE RD	IBRAHIM RETAIL GROUP INC

Z123-181(MW)

2/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1228 OAK HILL CIR	RANGEL ISABEL
90	1224 OAK HILL CIR	CANALES FILIBERTO

FILE NUMBER: Z123-180 (AB)

DATE FILED: January 22, 2013

LOCATION: East side of South Beckley Avenue, between East McVey Avenue and East Corning Avenue

COUNCIL DISTRICT: 4

MAPSCO: 54-Z

SIZE OF REQUEST: Approx. 0.165 acres

CENSUS TRACT: 56

REPRESENTATIVE: Hugo Martinez

APPLICANT/OWNER: Hugo Martinez

REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to operate a child-care facility in the existing building.

STAFF RECOMMENDATION: Approval, for a two-year period with eligibility for automatic renewals for additional five-year periods subject to a site plan and conditions

BACKGROUND INFORMATION:

- The request site is currently developed with a single-family structure that is in the process of a remodel. The applicant is requesting to use the structure as a childcare facility once the remodel is complete.

Zoning History: There have been no recent zoning requests in the area.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
South Beckley Avenue	Community Collector	60 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan forwardDallas! Vision Illustration is comprised of a series of Building Blocks that shows general land use patterns. They are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The request site is located within a Residential Neighborhood Building Block on the Vision Illustration.

The Residential Neighborhood Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home vary from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities.

Land Use

Goal 1.2 Promote Desired Development

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility:

The surrounding land uses are predominately single family residential, but the neighborhood is scattered with institutional uses such as churches and a public school to the north and west of the subject property, respectively.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The request site is located mid-block on a Community Collector. While typically staff is concerned about non-residential uses placed in the middle of a block of single family uses, the pattern of mid-block institutional uses exists in this area. An elementary school sits immediately to the west of the property and a church sits to the immediate north of the subject property.

Staff feels that a child care facility is complimentary to the existing uses in the area. Staff supports the applicant's request subject to conditions and a site plan with a limited initial SUP period in order to evaluate if the childcare facility has any negative impacts on the surrounding residential after a period of two years. If after two years the childcare facility has proven not to be a detriment to the surrounding residential uses, the childcare facility will become eligible for five year automatic renewal periods.

Parking/Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

The site plan shows the minimum off-street parking requirement of three spaces will be provided. Pursuant to §51A-4.200 of the Dallas Development Code, the off-street parking requirement is (1) space per 500 square feet for the child-care facility. The applicant must provide three (3) spaces for the child-care portion, as depicted on the site plan.

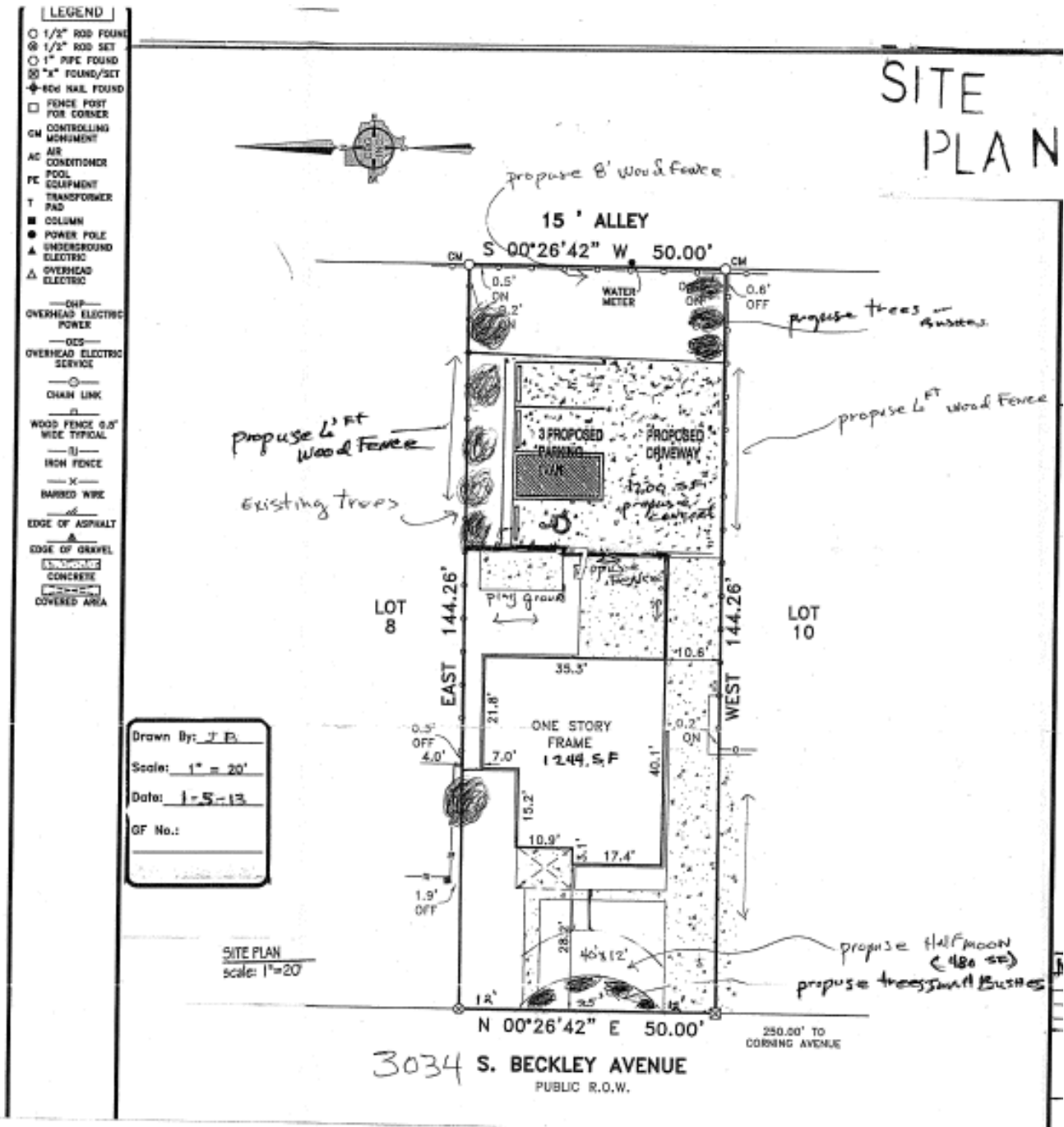
Landscaping:

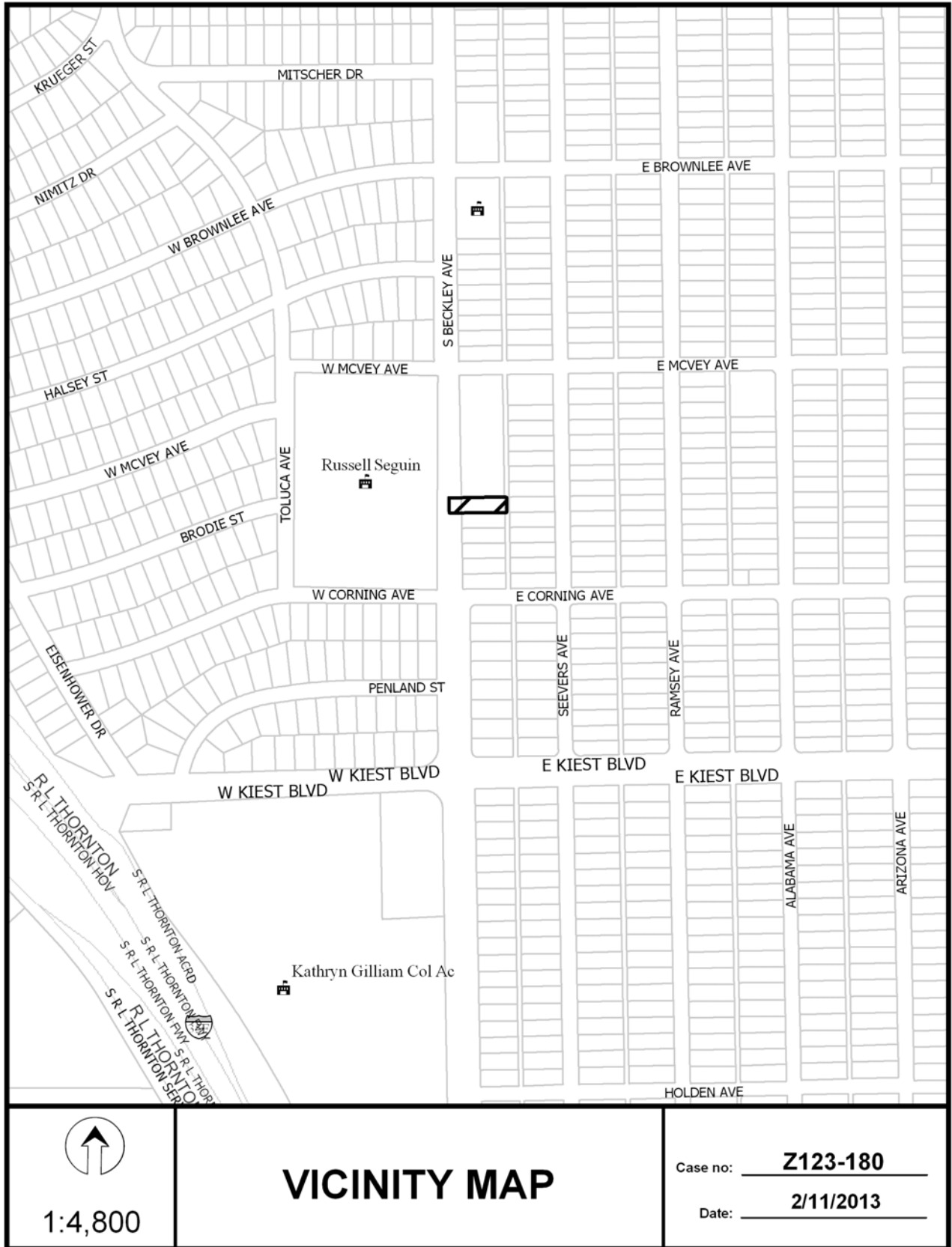
The property does not trigger Article X landscaping requirements, however the applicant has offered a combined site plan/landscape plan at the request of staff in order to illustrate new landscaping that will serve as a buffer between the adjacent single-family residential and the child-care facility.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a two-year period, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. HOURS OF OPERATION: The child-care facility may only operate from 6:00 a.m. to 7:00 p.m., Monday through Friday.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

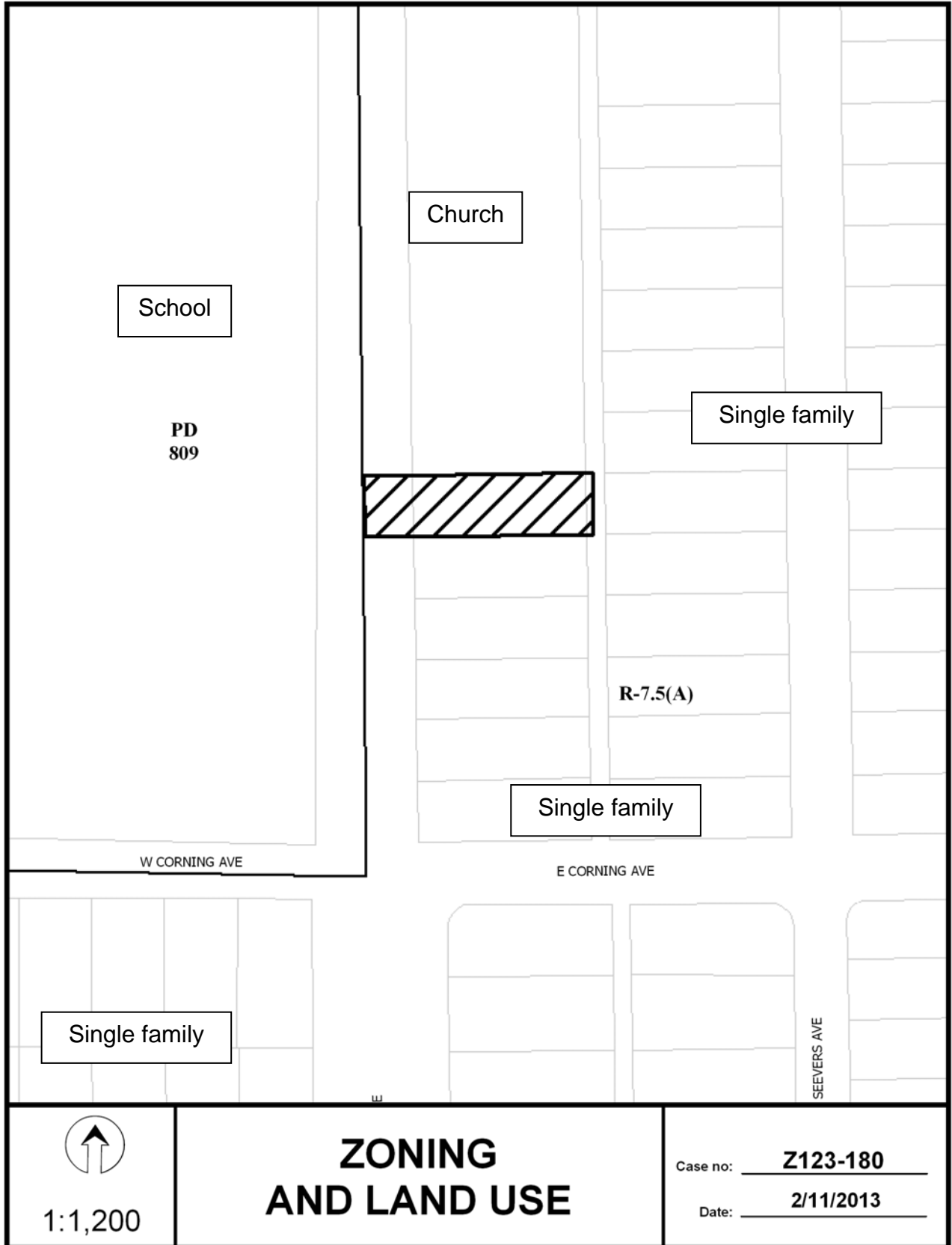





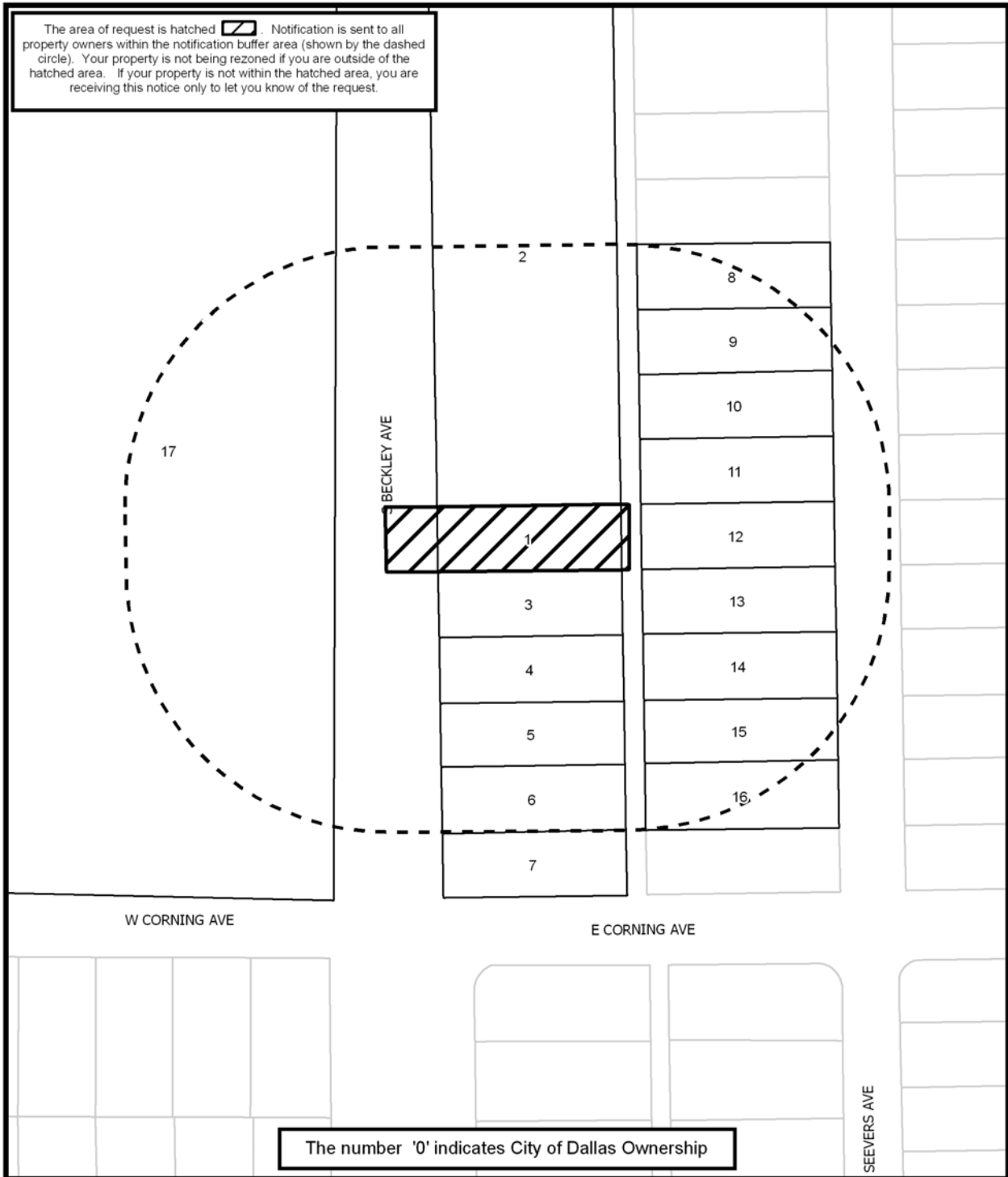
1:4,800

VICINITY MAP

Case no: Z123-180
Date: 2/11/2013



The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <p> 200' AREA OF NOTIFICATION 17 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> Z123-180 </u> Date: <u> 2/11/2013 </u>
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2/7/2013

Notification List of Property Owners

Z123-180

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3034 BECKLEY AVE	MARTINEZ HUGO & NADIA
2	3022 BECKLEY AVE	NEW JERUSALEM INSTI BAPT CH
3	3038 BECKLEY AVE	JAIMES JUANA & AGUSTIN
4	3042 BECKLEY AVE	WALTON ODELL JR
5	3046 BECKLEY AVE	COLUNGA KAREN
6	3050 BECKLEY AVE	PHILLIPS ARNELL
7	3054 BECKLEY AVE	HENDERSON ARTHUR L
8	3017 SEEVERS AVE	HMK LTD
9	3023 SEEVERS AVE	HOOKER JOHNNIE LEE
10	3027 SEEVERS AVE	CASEY JIMMY YOUNG
11	3031 SEEVERS AVE	ALVAREZ FRANCISCO & HERMINIA
12	3035 SEEVERS AVE	CABRERA OSVALDO & ARACELY CABRERA
13	3039 SEEVERS AVE	WATSON ROSE MARY
14	3043 SEEVERS AVE	VILLAGRAN F
15	3047 SEEVERS AVE	MEDINA GABRIEL & GEORGINA
16	3051 SEEVERS AVE	HANLEY PAUL R
17	111 CORNING AVE	Dallas ISD ATTN OFFICE OF LEGAL SERVICES

Planner: Warren F. Ellis

FILE NUMBER: Z123-152(WE) **DATE FILED:** December 10, 2012

LOCATION: South line of IH 20, east of Hampton Road

COUNCIL DISTRICT: 8 **MAPSCO:** 73-H, 74-E & F

SIZE OF REQUEST: Approx. 76 acres **CENSUS TRACT:** 166.05

APPLICANT: TCDFW Development, Inc.

OWNERS: Penn Farm LTD. (See Attachment)

REPRESENTATIVE: Robert Brandt

REQUEST: An application for an amendment to Tract 2C, Tract 3 and Tract 4 portion of Planned Development Subdistrict No. 240.

SUMMARY: The purpose of this request is to consolidate Tracts 2C, 4A, 4B and 4C into one large Tract and permit two additional main uses in Tract 3 and Tract 4. The applicant is proposing to develop Tract 2C and Tract 4 with approximately 800,000 square feet of warehouse uses. There are no proposed plans to develop Tract 3 at this time.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan and conditions

BACKGROUND INFORMATION:

- The applicant’s request is to consolidate Tract 2C Tracts 4A, 4B and 4C into one large Tract (Tract 4) to allow for the development of an 800,000 square foot warehouse building. The applicant is also requesting two additional main uses to be permitted as well as increase the structure height.
- In July 1986 the City Council approved an ordinance which established Planned Development No. 240 for Office, Retail, Warehouse, Hotel and Motel uses.
- In June 2006, the City Council approved an RR Regional Retail District on property designated as the Tract 1C portion of Planned Development District No. 240.
- The surrounding land uses consist of several undeveloped tracts of land to the east and west, several auto dealerships and a home improvement center to the north and northwest of the request site. Properties south of the site, across Beckleymeade Avenue, consist of various warehouse uses and PDD No. 668. PDD No. 668 is approved for an athletic field complex and R-7.5(A) Single Family District uses.

Zoning History: There has been one recent zoning case that was requested in the area.

1. Z056-194 On June 28, 2006, the City Council recommended approval of an RR Regional Retail District on property designated as the Tract 1C portion of Planned Development District No. 240 located along the south line of IH 20, east of Hampton Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
IH 20 Freeway		Variable lane widths	Variable lane widths
Beakleymeade Road	Local Street	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 240 (Tracts 2C, 4A, 4b, 4C)	Undeveloped
North	PDD No. 598, RR	IH 20, Church, Undeveloped, Vehicle display, sales and services
South	PDD No. 668, IR w/DR	Athletic Field, Warehouses
East	RR	Undeveloped
West	PDD No. 240 (Tracts 1A, 1B)	Undeveloped

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site as being located within an Industrial Area.

Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Area Plans: The request site lies within the boundaries of the *Southwest Dallas Land Use Study*, adopted by the Dallas City Council in June 1988. The study recommends industrial uses for the general area.

STAFF ANALYSIS:

Land Use Compatibility: The 76 acre site is undeveloped and is located on the south side of Interstate Highway 20, between Polk Street and Hampton Road. The request site is currently divided into 7 Tracts which can be developed with a variety of uses, such as retail, commercial, industrial, and motor vehicle uses. The applicant’s request

for an amendment to Planned Development District No. 240 will permit several modifications to the conceptual plan and the conditions. The modifications to the conceptual plan will reflect the consolidation of Tract 2C Tracts 4A, 4B and 4C into one large Tract (Tract 4).

The applicant proposes to develop the new Tract 4 with an 800,000 square foot warehouse facility. The development of the warehouse facility will be built within the Tract and will have a maximum height of approximately 50 feet. However, the applicant proposes to increase the structure height in Tract 4 to 120 feet as well as increase the lot coverage from 40 percent to 60 percent. The proposed 120 feet structure height will allow for additional flexibility of other uses to be developed in the future.

Currently the height varies in Tract 4C from 45 feet, which is adjacent to Beckleymeade Road to 120 feet in Tract 4A, which is contiguous to IH 20. Staff has reviewed and supports the applicant’s request for an increase in the structure to 120 feet. However, the applicant will have to comply with the residential proximity slope for any structures that are developed across from Planned Development District No. 668.

Properties south of Beckleymeade Road consist of warehouses uses and Planned Development District No. 668. PDD No. 668 is developed with athletic fields, as well as residential. As mentioned above, the request site will have to comply with the RPS along the portion of the site that is adjacent to PDD No. 668.

The remaining tracts in Tract 3 will not change on the conceptual plan. The only changes to Tracts 3A, 3B, and 3C will be reflected in the PDD conditions to show the additional main uses that will permitted in each tract. These main uses include Industrial (inside) light manufacturing and warehouses uses.

A portion of Planned Development District 240 is not part of this request. The conceptual plan and conditions related to Tracts 1A and 1B will not change. Currently, Tract 1A is undeveloped and Tract 1B is developed with a home improvement center. The remaining properties contiguous to the site are zoned for RR Regional Retail District uses. Two properties north and west of the request site are developed with vehicle display, sale and service uses. On the west side of Penn Farm Road is an undeveloped tract of land. The site’s eastern boundaries border on an RR Regional Retail District and the property is currently undeveloped

Staff’s recommendation is approval of the applicant’s request for an amendment to Tract 2C, Tract 3 and Tract 4 portion of Planned Development Subdistrict No. 240

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 240 – existing (Tracts 2C, 4A, 4b, 4C)	25'	10'/10'		Varies 100' -120"	40%		Office, Commercial, Retail
PDD No. 240 – proposed Tract 3, & Tract 4	25'/10'	10'/10'		120"	60%	Proximity Slope	Light manufacturing, warehouse, Office, commercial, Retail

Landscaping: A landscape plan in accordance with Article X must be submitted to and approved by the City Plan Commission prior to the issuance of any building permit on the respective tract.

LIST OF PARTNERS
Penn Bros. Realty & Penn Farm, Ltd.

The partners for Penn Bros. Realty are as follows:

F. Walter Penn
Robert R. Penn
David C. Penn
William T. Penn

The General Partner of Penn Farm, Ltd. is Beckleymeade Properties LLC. The Limited Partners in Penn Farm, Ltd. are as follows:

Anne P. Vreeland, PhD.
Susan P. Jarzemsky
Read P. Gendler
Steven H. Gendler
Donald Paul Jarzemsky
David Sheegog
The Nicholas David Vreeland #2 Trust
The Hilary Elizabeth Vreeland #2 Trust
The Alexander Paul Jarzemsky #2 Trust
The John Thomas Jarzemsky #2 Trust
The Elizabeth Holland Gendler #2 Trust

PROPOSED PDD CONDITIONS

ARTICLE 240.

PD 240.

SEC. 51P-240.101. LEGISLATIVE HISTORY.

PD 240 was established by Ordinance No. 19217, passed by the Dallas City Council on July 16, 1986. Ordinance No. 19217 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 19217 was amended by Ordinance No. 19333, passed by the Dallas City Council on October 22, 1986, and Ordinance No. 22950, passed by the Dallas City Council on November 13, 1996. (Ord. Nos. 10962; 19217; 19333; 22950; 25711)

SEC. 51P-240.102. PROPERTY LOCATION AND SIZE.

PD 240 is established on property generally located along the south line of Lyndon B. Johnson Freeway (I-20), east of the east line of Hampton Road. The size of PD 240 is approximately 102.46 acres. [~~Ord. Nos. 19217; 25711; 26398; 26411~~]

SEC. 51P-240.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51. [~~Ord. 25711~~]

(c) In this article, INDUSTRIAL (INSIDE) LIGHT MANUFACTURING Means a light industrial use where all processing, fabricating, assembly, or disassembly of items take places wholly within an enclosed building.

SEC. 51P-240.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 240A: conceptual plan.
- (2) Exhibit 240B: Tract 1B development plan.
- (3) Exhibit 240C: Tract 1B landscape plan.

SEC. 51P-240.104. CONCEPTUAL PLAN.

Development and use [Utilization] of the Property must comply with the [city plan commission-approved] conceptual plan (Exhibit 240A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.~~[(Ord. Nos. 19217; 22950; 25711; 26398; 26411)]~~

SEC. 51P-240.105. DEVELOPMENT PLAN.

(a) Tract 1B. Development and use of Tract 1B must comply with the development plan (Exhibit 240B). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) All other tracts. A development plan for each tract must be submitted to and approved by the city plan commission prior to the issuance of any building permit on that tract. The development plan must include the site plan requisites listed in Sections 51-4.803(d). In deciding whether to approve or deny the development plan, the city plan commission shall follow the standards set out for the director of development services in Section 51-4.803. ~~[(Ord. Nos. 22950; 25711)]~~

SEC. 51P-240.106. LANDSCAPE PLAN.

(a) Tract 1B. Landscaping for Tract 1B must be provided as shown on the landscape plan (Exhibit 240C).

(b) All other tracts. A landscape plan in accordance with Article X must be submitted to and approved by the city plan commission prior to the issuance of any building permit on the respective tract. The landscaping must be installed in accordance with the approved landscape plan prior to the issuance of a certificate of occupancy on the tract. All landscaping material must be maintained in a healthy, growing condition at all times. ~~[(Ord. Nos. 22950; 25711)]~~

SEC. 51P-240.107. PERMITTED USES.

Use of the Property is limited to the following as described in the Dallas Development Code.

(1) The only permitted uses on Tracts 1A and 1B are:

- (A) All retail uses permitted in a GR General Retail District.
- (B) Office uses.
- (C) Bar and restaurant uses.
- (D) Hotel and motel uses.
- (E) Bank or savings and loan offices.

(F) Medical clinics.

(G) Game court centers.

(H) Private recreation clubs or areas.

(2) The only permitted uses on Tract[s] ~~4[2C, 4A, and 4B]~~ are:

(A) Office uses.

(B) Bar and restaurant uses.

(C) Bank or savings and loan offices.

(D) Medical clinics.

(E) Industrial (Inside) Light Manufacturing.

(F) Warehouses.

(3) The only permitted uses on Tracts 3A, 3B, and 3C, [~~and 4C~~] are:

(A) Medical uses.

(B) Bar and restaurant uses.

(C) Technical schools.

(D) The following professional, personal service, and custom crafts uses:

(i) Offices.

(ii) Temporary construction or sales offices.

(iii) Bank or savings and loan offices (without drive-in windows).

(iv) Bank or savings and loan offices (with drive-in window).

(v) Barber and beauty shop.

(vi) Health studios.

(vii) Travel bureaus.

(viii) Broadcasting or recording studios.

(ix) Photography studios.

(E) The following retail uses:

- (i) Retail stores other than listed.
- (ii) Antique shops.
- (iii) Camera shops.
- (iv) Cigar, candy, and tobacco stores.
- (v) Hobby and art supplies stores.
- (vi) Paint and wallpaper stores.
- (vii) Swimming pool sales and supply uses.

(F) The following motor vehicle related uses:

- (i) Auto or motorcycle display, sales, and service uses (inside).
- (ii) Auto or motorcycle display, sales, and service uses (outside).
- (iii) Auto part sales uses (inside).
- (iv) Service stations.

(G) The following commercial uses:

- (i) Custom furniture construction, repair, or upholstery shops.
- (ii) Machinery sales and service uses.
- (iii) Computer service centers.
- (iv) Diamond and precious stone sales uses (wholesale only).

(H) The following storage and waste disposal uses:

- (i) Warehouses.
- (ii) Mini-warehouses.

(I) The following community service uses:

- (i) Day care centers.
- (ii) Post offices.

(J) The following recreation and entertainment uses:

- (i) Game court centers.
- (ii) Private recreation clubs.

(K) The following industrial and manufacturing uses:

- (i) Light fabrication and assembly uses.
- (ii) Manufacturing laboratory uses. [~~Ord. Nos. 19217; 19333; 25711; 26398; 26411~~]
- (iii) Industrial (Inside) Light Manufacturing.

SEC. 51P-240.108. MAXIMUM FLOOR AREA.

(a) Tracts 1A and 1B. A maximum of 353,000 square feet of floor area is allowed on both tracts combined. Of this 353,000 square feet, no more than 183,000 square feet may be occupied by retail uses.

(b) Tracts 3A, 3B, and 3C. A maximum of 580,000 square feet of floor area is allowed on all three tracts combined. Of this 580,000 square feet, no more than 248,000 square feet may be occupied by retail uses and bar and restaurant uses. [~~Ord. Nos. 22950; 25711; 26411~~]

(c) Tract 4. Section 51A-4.203(E)(ii) does not apply.

SEC. 51P-240.109. MAXIMUM HEIGHT.

(a) Tracts 1A and 3A. No structure may exceed 70 feet in height.

(b) Tracts 1B, and 3B[~~and 4B~~]. No structure may exceed 100 feet in height.

(c) Tracts 3C [~~and 4C~~]. No structure may exceed 45 feet in height.

(d) ~~Tract[s 2C and]~~ 4[A]. No structure may exceed 120 feet in height. [~~Ord. Nos. 19217; 25711; 26398; 26411~~]

(e) Residential Proximity Slope

The residential proximity slope complies with Tracts 3A, 3B, 3C, and Tract 4

SEC. 51P-240.110. MAXIMUM LOT COVERAGE.

Maximum permitted lot coverage excluding aboveground parking structures is as follows:

(1) Tracts 1A, and 1B, ~~2C, 4A, and 4B~~. Maximum permitted lot coverage on these tracts is 40 percent.

(2) Tracts 3A, 3B, 3C, and 4[G]. Maximum permitted lot coverage on these tracts is 60 percent. [~~Ord. Nos. 19217; 25711; 26398; 26411~~]

SEC. 51P-240.111. MINIMUM SETBACKS.

(a) Minimum front yard setback is 25 feet along Interstate Highway 20 and along Beckleymeade Avenue. Minimum front yard setback along Penn Farm Road is 10 feet.

(b) Minimum side and rear yard setbacks are 10 feet. [~~Ord. Nos. 19217; 25711~~]

SEC. 51P-240.112. OFF-STREET PARKING.

All uses must provide parking as required by the Dallas Development Code. [~~Ord. Nos. 19217; 25711~~]

SEC. 51P-240.113. SIGNS.

(a) Tract 1B. Signs on Tract 1B must comply with the provisions for business zoning districts contained in Section 51-7.400 except that up to nine words with letters that exceed four inches in height are allowed on the building facade which is parallel to Hampton Road.

(b) All other tracts. Signs must comply with the requirements for business zoning districts contained in Section 51-7.400. [~~Ord. Nos. 22950; 25711~~]

SEC. 51P-240.114. DRAINAGE.

A master drainage plan must be submitted to and approved by the department of public works and transportation prior to final plat approval or development plan approval. [~~Ord. Nos. 19217; 25711~~]

SEC. 51P-240.115. OFF-SITE TRAFFIC IMPROVEMENTS.

Prior to the issuance of a building permit that would authorize construction of the 800,000th square foot of floor area on the Property, the owner shall complete construction of a right-hand turn lane from Hampton Road to the Interstate Highway 20 right-of-way provided that the city obtains the necessary right-of-way. The design of the right turn lane must be approved by the director of the department of public works and transportation prior to construction. [~~Ord. Nos. 19217; 25711~~]

SEC. 51P-240.116. ROADWAY CIRCULATION PLAN.

(a) Submission of plan. Prior to the issuance of a certificate of occupancy within any tract except Tract 1B which results in a cumulative floor area greater than 10,200 square feet, a Roadway Circulation Plan internal to the entire PD must be submitted to

and approved by the director of public works and transportation. The Roadway Circulation Plan must be designed to include the following:

(1) An internal street. An internal street means an 80-foot right-of-way with a minimum pavement width of 64 feet and four lanes. The internal street must extend 950 feet into the PD from Hampton Road and must be located a minimum of 400 feet north of the north line of Beckleymeade Avenue and south of Tract 1B.

(2) A comprehensive right-of-way system. A comprehensive right-of-way system means an array of planned streets or access easements designed to connect all tracts of the PD, except Tract 1B, to the internal street that connects with Hampton Road.

(3) A median opening with a left-turn lane on southbound Hampton Road aligned with the internal street.

(b) Amendment of plan. The Roadway Circulation Plan may be amended if the amendment is approved by the director of public works and transportation based on the above criteria.

(c) Implementation of plan. Prior to the issuance of a certificate of occupancy on the Property which results in a cumulative floor area greater than 353,000 square feet, and except as provided below, the following must be constructed:

(1) The internal street shown on the approved Roadway Circulation Plan.

(2) The portion of the Roadway Circulation Plan that allows access from Hampton Road to the development site applying for a certificate of occupancy.

(3) A median opening with a left-turn lane on southbound Hampton Road aligned with the internal street.

(d) Excluded floor area. Floor area located within any tract having access to an improved right-of-way will not be included in calculating the 353,000 square feet. [~~Ord. Nos. 22950; 25711~~]

SEC. 51P-240.117. GENERAL REQUIREMENTS.

Development of the property within this PD must comply with the requirements of all ordinances, rules, and regulations of the city. [~~Ord. Nos. 19217; 25711~~]

SEC. 51P-240.118. PAVING.

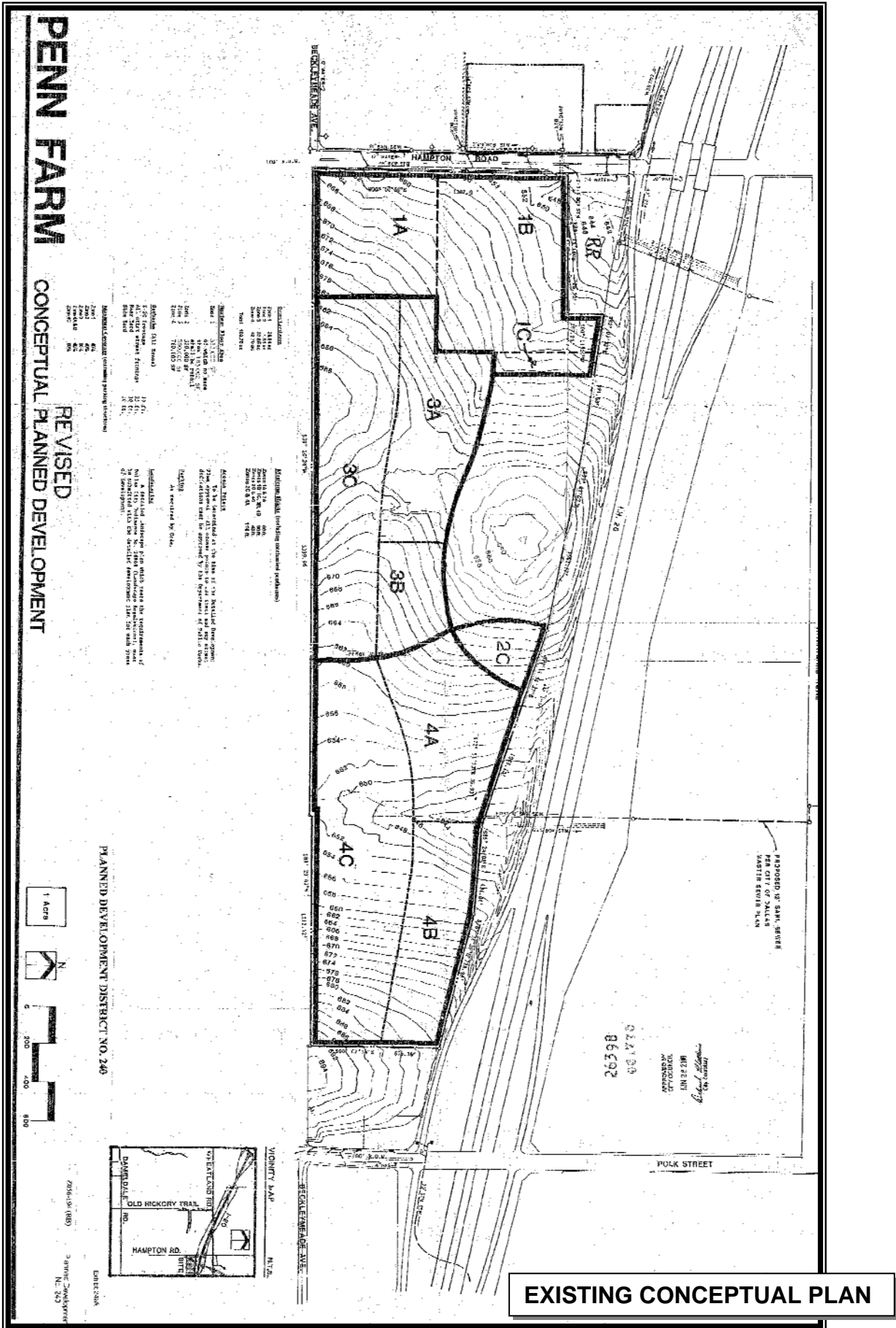
All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. [~~Ord. Nos. 19217; 25711~~]

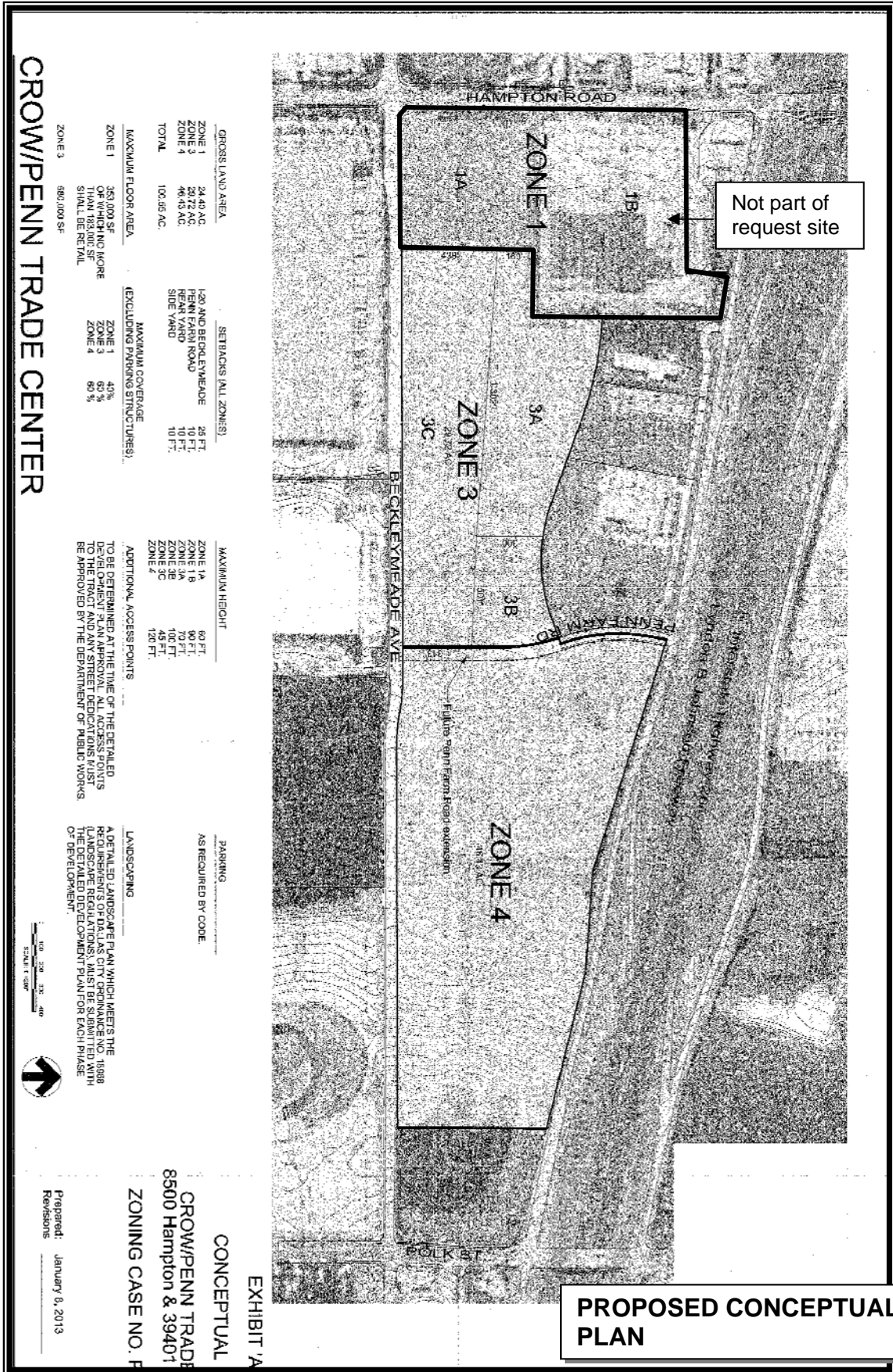
SEC. 51P-240.119. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. [~~Ord. Nos. 19217; 25711~~]

[~~SEC. 51P-240.120. ZONING MAP.~~]

[~~PD 240 is located on Zoning Map Nos. P-6 and Q-6. (Ord. Nos. 19217; 25711)~~]





Not part of request site

PROPOSED CONCEPTUAL PLAN

CROW/PENN TRADE CENTER

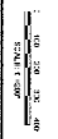
GROSS LAND AREA		SETBACKS (ALL ZONES)	
ZONE 1	24.40 AC.	120' AND BEYOND	48 FT.
ZONE 3	24.40 AC.	BEYOND BECKLEYMEADE ROAD	10 FT.
ZONE 4	46.43 AC.	BEYOND BECKLEYMEADE ROAD	10 FT.
TOTAL	100.95 AC.	SIDE YARD	10 FT.

MAXIMUM FLOOR AREA		MAXIMUM COVERAGE (EXCLUDING PERMITS STRUCTURES)	
ZONE 1	325,000 SF	ZONE 1	43%
ZONE 3	325,000 SF	ZONE 3	63%
ZONE 4	680,000 SF	ZONE 4	65%

MAXIMUM HEIGHT	
ZONE 1A	60 FT.
ZONE 1B	60 FT.
ZONE 3A	70 FT.
ZONE 3B	100 FT.
ZONE 3C	45 FT.
ZONE 4	120 FT.

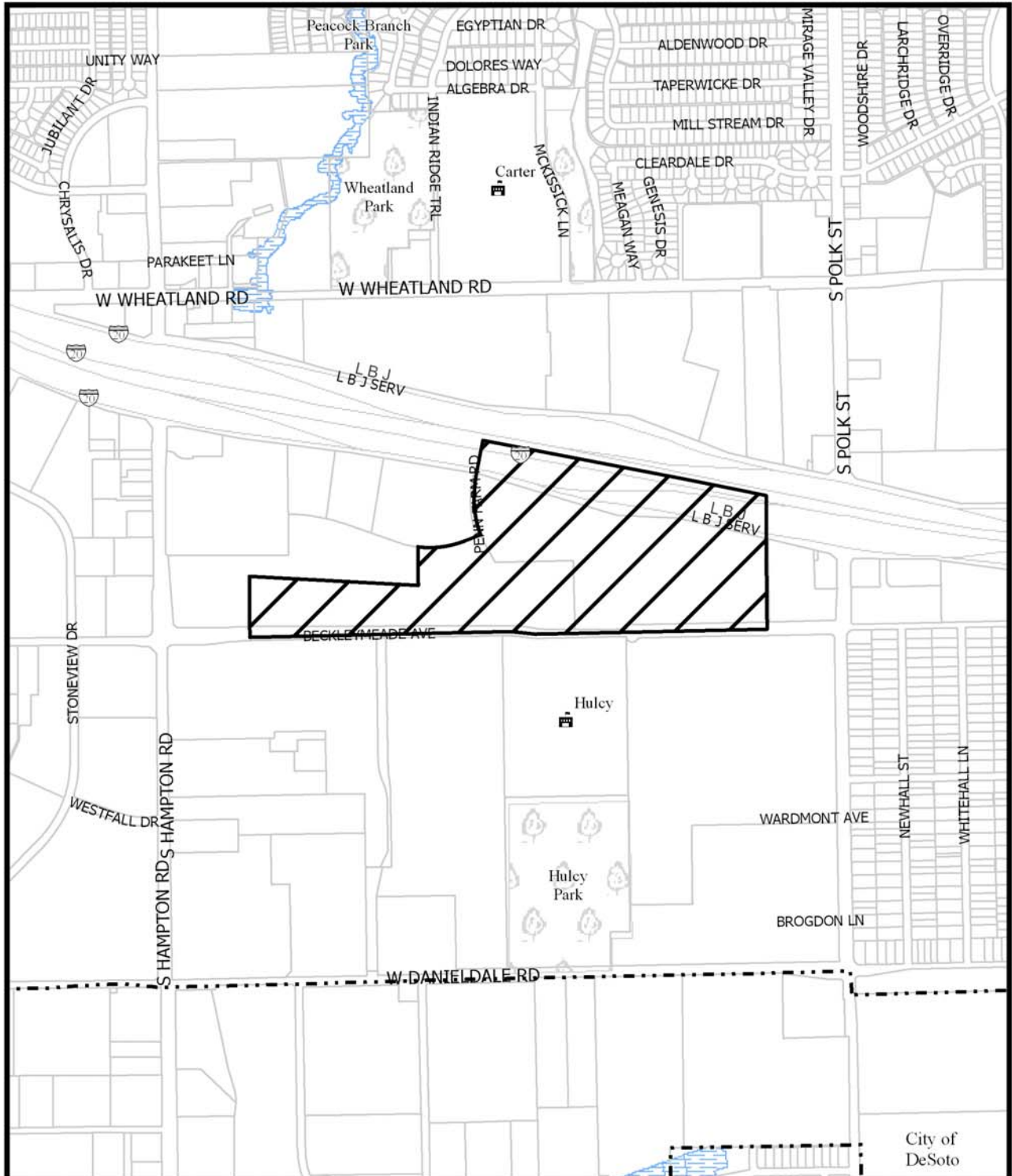
ADDITIONAL ACCESS POINTS
 TO BE DETERMINED AT THE TIME OF THE DETAILED DEVELOPMENT PLAN APPROVAL. ALL ACCESS POINTS SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

LANDSCAPING
 A DETAILED LANDSCAPE PLAN WHICH MEETS THE REQUIREMENTS OF DALLAS CITY ORDINANCE NO. 76988 SHALL BE SUBMITTED WITH THE DETAILED DEVELOPMENT PLAN FOR EACH PHASE OF DEVELOPMENT.



Prepared: January 6, 2013
 Revisions:

EXHIBIT A
CONCEPTUAL
CROW/PENN TRADE
8500 Hampton & 39401
ZONING CASE NO. F

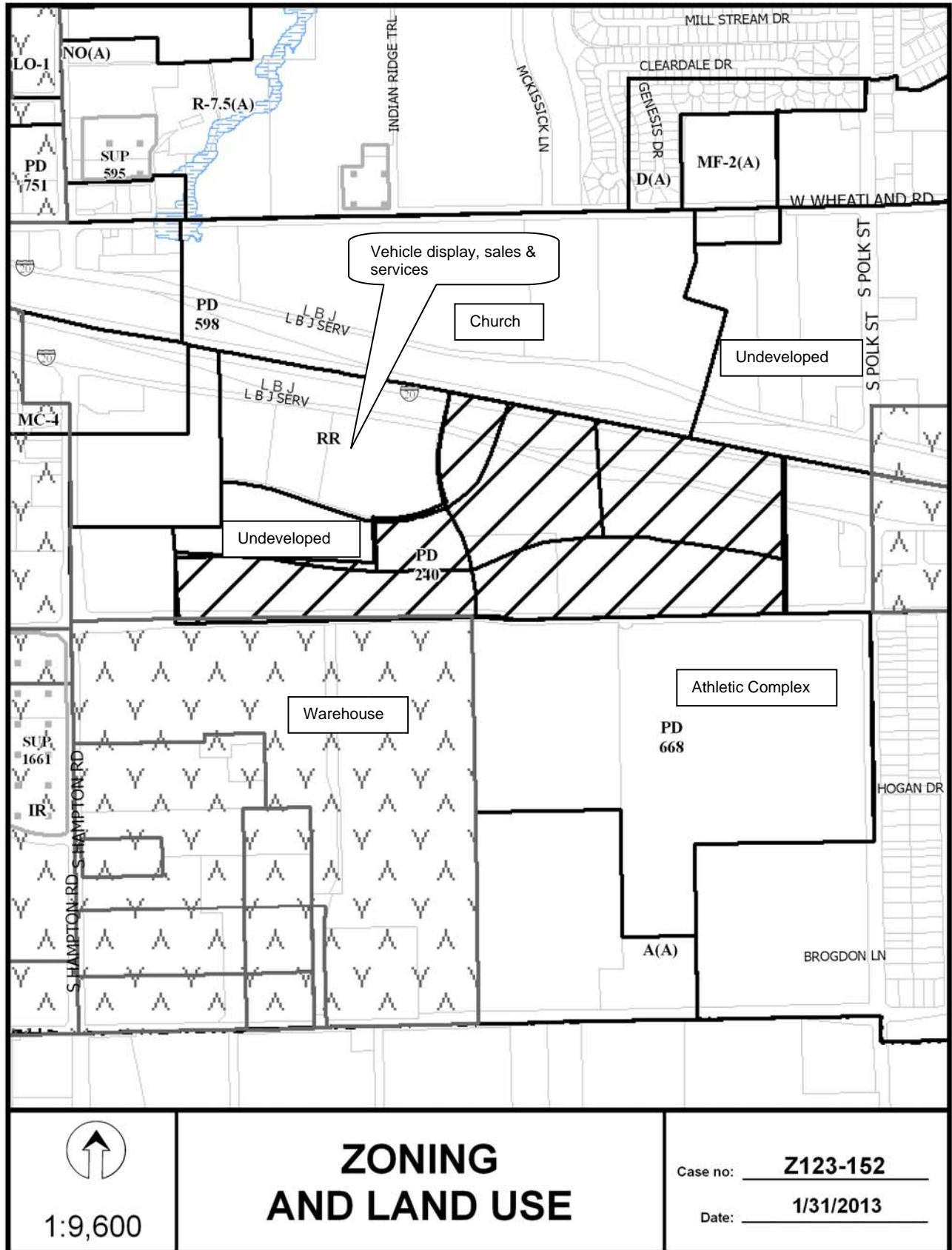


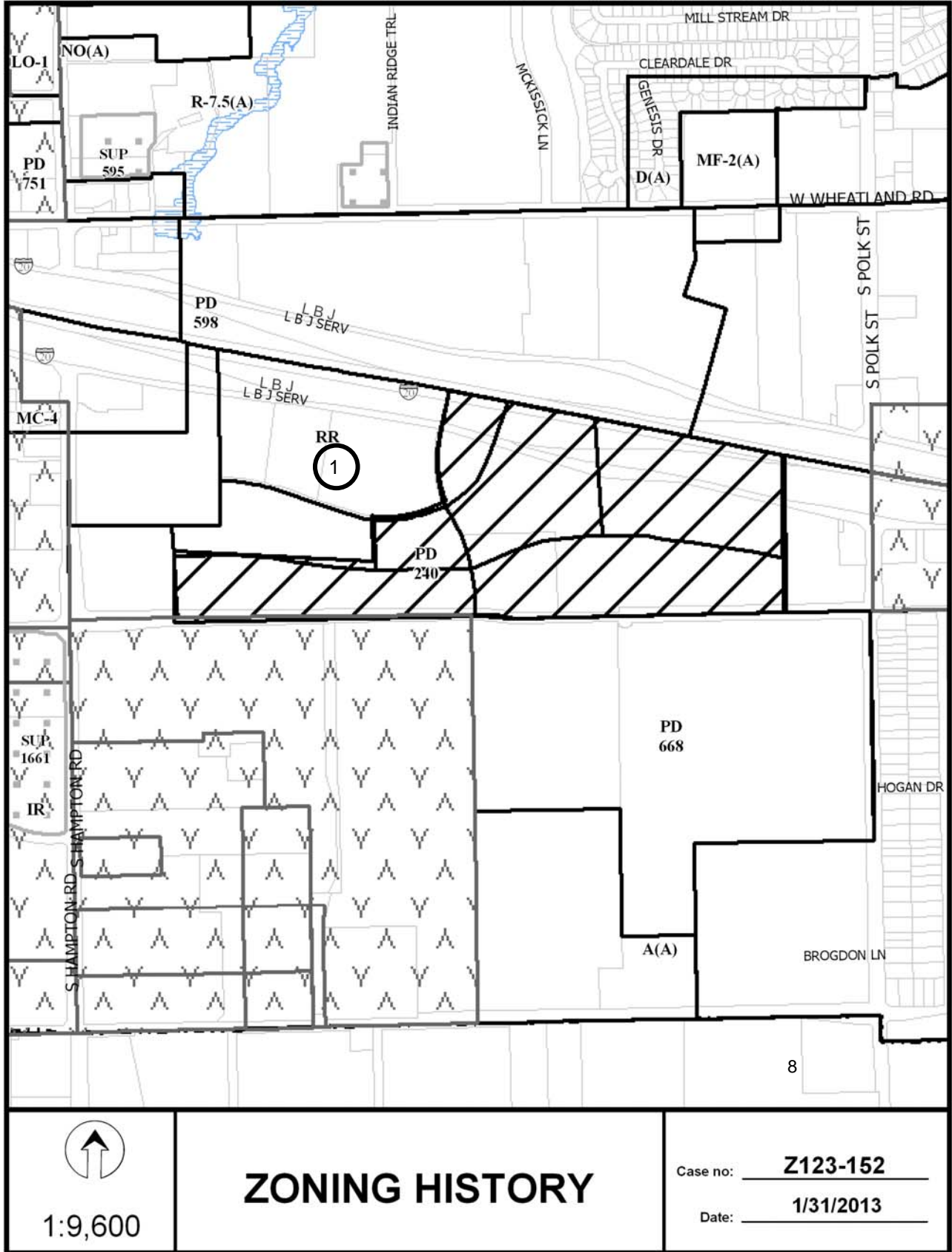
1:12,000

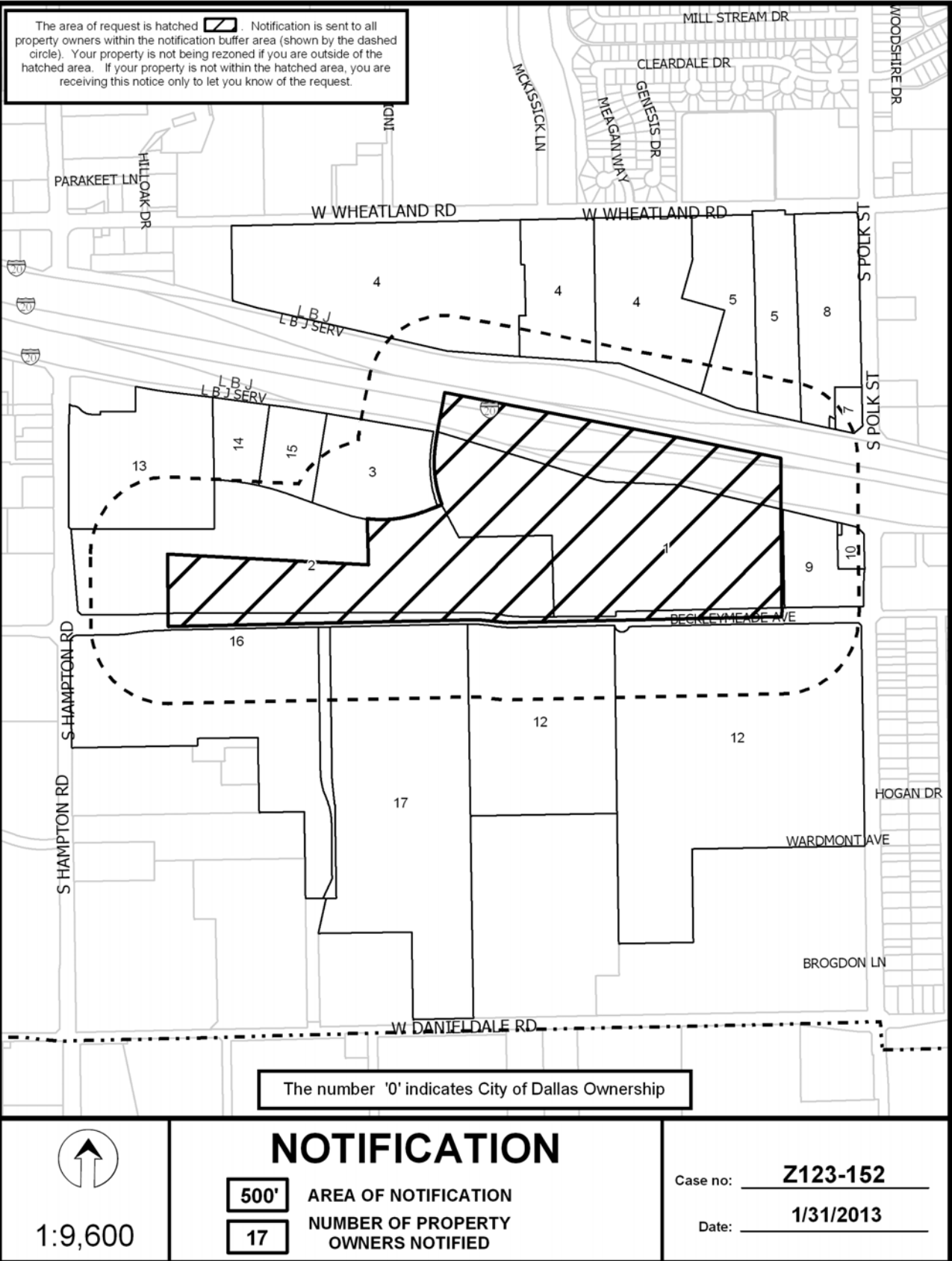
VICINITY MAP

Case no: Z123-152

Date: 1/31/2013







Notification List of Property Owners

Z123-152

17 Property Owners Notified

Label #	Address	Owner
1	39401 LBJ FWY	PENN BROTHERS REALTY SUITE 1216
2	8500 HAMPTON RD	PENN FARM LTD % DONALD P JARZEMSKY
3	39490 LBJ FWY	CHACON AUTOS LTD
4	1500 WHEATLAND RD	FRIENDSHIP WEST BAPTIST CHURCH
5	1150 WHEATLAND RD	MEF WHEATLAND 20 LTD
6	8200 POLK ST	PRESCOTT INTERESTS LTD STE 225
7	8800 POLK ST	POLK I 20 JOINT VENTURE
8	8800 POLK ST	TRAYLOR MOTOR HOMES INC
9	8631 POLK ST	BROOKS PHILLIP W
10	8609 POLK ST	BROOKS PHILLIP W
11	39300 LBJ FWY	BUSBY OUTDOOR LLC
12	9339 POLK ST	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
13	8520 HAMPTON RD	LOWES HOME CENTERS INC
14	39550 LBJ FWY	SALEHOUN FAMILY LIMITED PARTNERSHIP
15	39510 LBJ FWY	SALEHOUN FAMILY L P
16	2300 BECKLEYMEADE AVE	US INDUSTRIAL REIT II STE 600
17	2320 BECKLEYMEADE AVE	PR CROW I 20 II LLP

Planner: Warren F. Ellis

FILE NUMBER: Z123-165(WE) **DATE FILED:** December 27, 2012
LOCATION: Scyene Road and Namur Street, southeast corner
COUNCIL DISTRICT: 5 **MAPSCO:** 49-Y
SIZE OF REQUEST: Approx. 0.4349 sq. ft. **CENSUS TRACT:** 176.05

APPLICANT: Kirit Gajera

OWNER: Kwickpick Grocery, Inc.

REPRESENTATIVE: Audra Buckley

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to convert a retail store into a convenience store to sell alcohol for off-premise consumption.

STAFF RECOMMENDATION: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.

PREVIOUS ACTION: On February 21, 2013, the City Plan Commission held this case under advisement in order to allow the representative to meet with the property owners to discuss the proposed zoning case.

BACKGROUND INFORMATION:

- The request site is developed with a vacant one-story, 4,896 square foot multi-tenant building.
- The proposed request is to rehabilitate the existing structure into a general merchandise or food store to sell alcohol for off-premise consumption.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on the property requires a specific use permit in the D-1 Liquor Control Overlay.
- The surrounding land uses consist of family uses to the west, across Namur Street, and undeveloped tract of land to the south. Properties to the north, across Scyene Road consist of a mini-warehouse use, and an undeveloped tract of land.

Zoning History: There has been one zoning change requested in the area.

1. Z101-152 On Wednesday, April 13, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise use greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Dry Liquor Control Overlay on the south side of Scyene Road, west of Sam Houston Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Scyene Road	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	CR-D-1	Vacant Retail Building
North	CR-D-1	Undeveloped
South	R-7.5(A)	Undeveloped
East	CR-D-1	Undeveloped
West	CR-D-1	Single Family

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site as being in a Multi-modal corridor.

Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

STAFF ANALYSIS:

Land Use Compatibility: The approximately 19,166.4 square foot site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is developed with a vacant one-story, 4,896 square foot multi-tenant building. The applicant proposes to rehabilitate the existing structure into a general merchandise or food store to sell alcohol for off-premise consumption.

The surrounding land uses consist primarily of family uses to the west across Namur Street, undeveloped land to the south. Properties to the north, across Scyene Road consist of a mini-warehouse use, and an undeveloped tract of land.

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect

on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually.

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

Development Standards:




DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR-D-1 Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with Article X, as amended.

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store greater than 3,500 square feet is at one space for each 200 square feet of floor area. The development requires 24 spaces with 25 being provided per the attached site plan.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

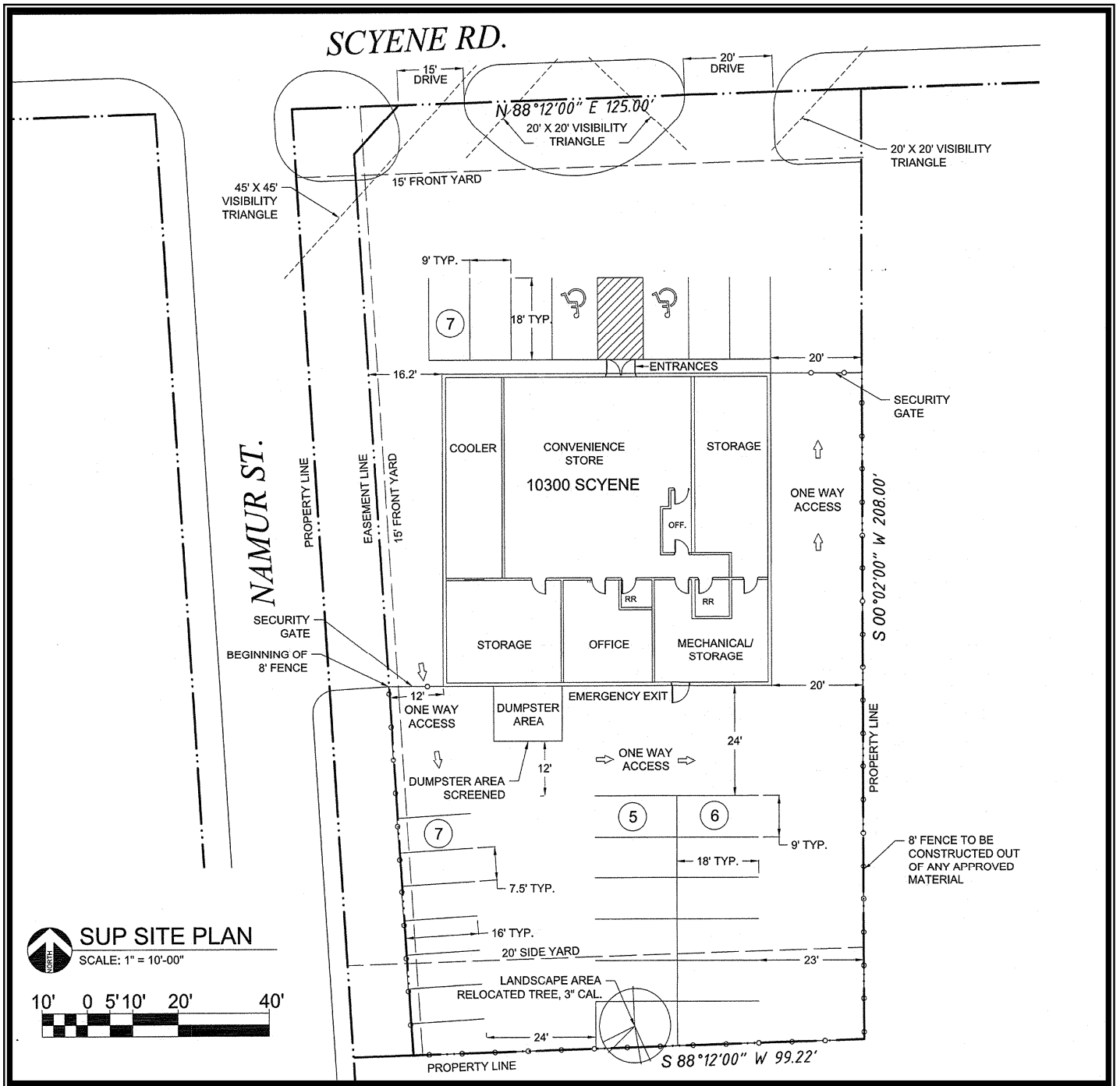
Dallas Police Department: A copy of a police report of the past 5 years of offenses is provided below.

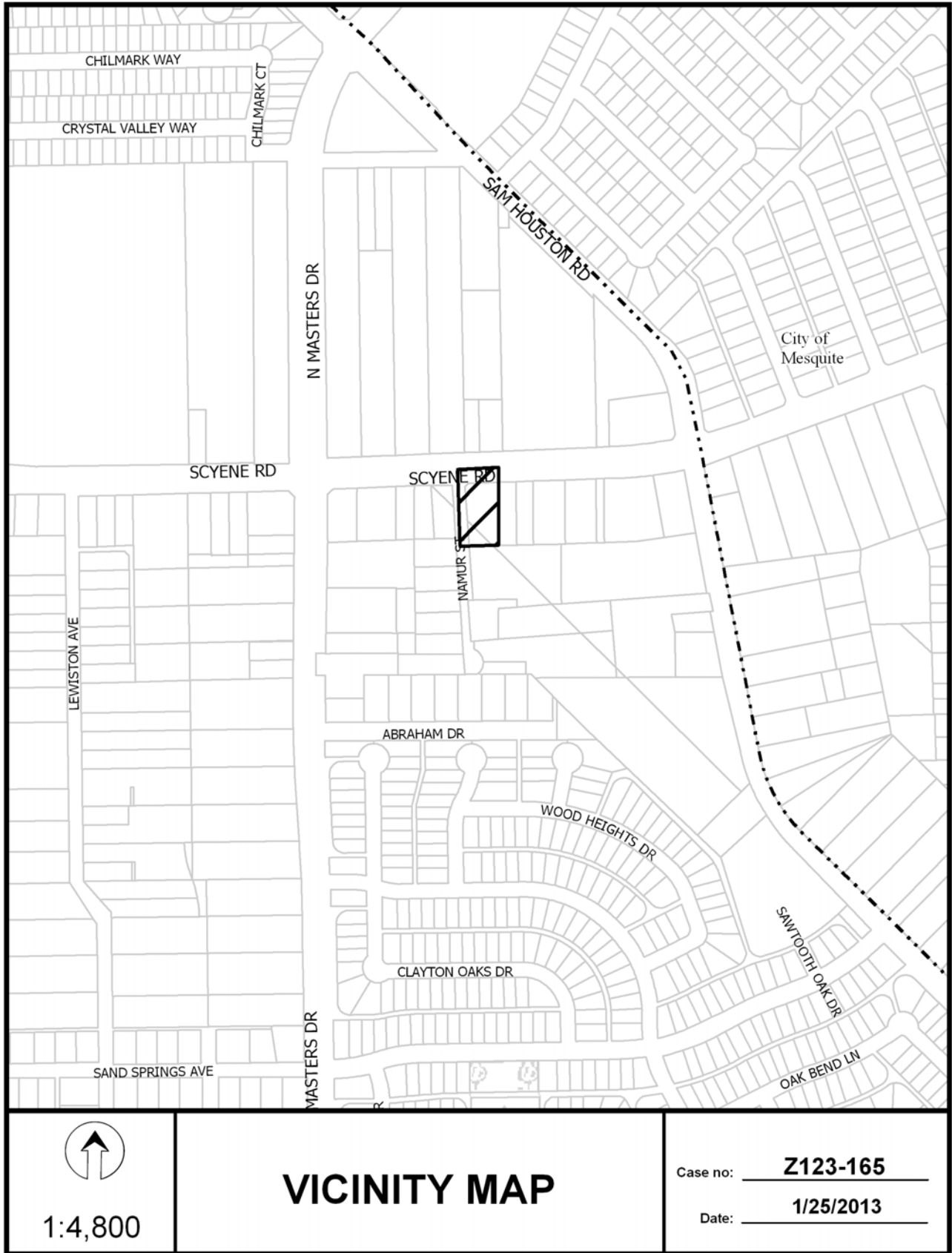
DALLAS POLICE DEPARTMENT												
										UCR Codes	Year Codes	Property Class Codes
Virtual Viewer - Public Access										Welcome		
  												
Search Records - Offense										Filter		
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2		
0008942-A	01/07/2013	*ENCORE ENERGY	TRAFFIC MOTOR VEHICLE	10300		SCYEN...	327	1247	32090			
0058504-W	02/28/2009	*PRECISION TREE CARE	LOST PROPERTY	10300		SCYEN...	327	1247	42020			
0077432-Y	03/28/2011	@CITY OF DALLAS	FORGERY & COUNTERFEI...	10300		SCYEN...	327	1247	10012			
0099589-X	04/11/2010	ROMERO,SANTIAGO	TRAFFIC MOTOR VEHICLE	10300		SCYEN...	327	1247	32090			
0131304-W	05/08/2009	*TXU	CRIMINAL MISCHIEF/VAN...	10300		SCYEN...	327	1247	14081			
0152763-X	06/01/2010	JARAMILLO,MARIA	TRAFFIC MOTOR VEHICLE	10300		SCYEN...	327	1247	32090			
0267926-X	09/25/2010	TORRES, IRMA	TRAFFIC MOTOR VEHICLE	10300		SCYEN...	327	1247	32090			
0292237-W	10/01/2009	YORK,CATHY	ASSAULT	10300		SCYEN...	327	1247	08312			
0320376-V	10/16/2008	PEARSON,CHRISTOPHER,	TRAFFIC MOTOR VEHICLE	10300		SCYEN...	338	1247	32090			
0350426-V	11/14/2008	MASEDO, CELESTIONO	TRAFFIC MOTOR VEHICLE	10300		SCYEN...	338	1247	32090			
0391166-V	12/26/2008	SHANNON, CHRISTOPHER	ROBBERY	10300		SCYEN...	338	1247	03A11			

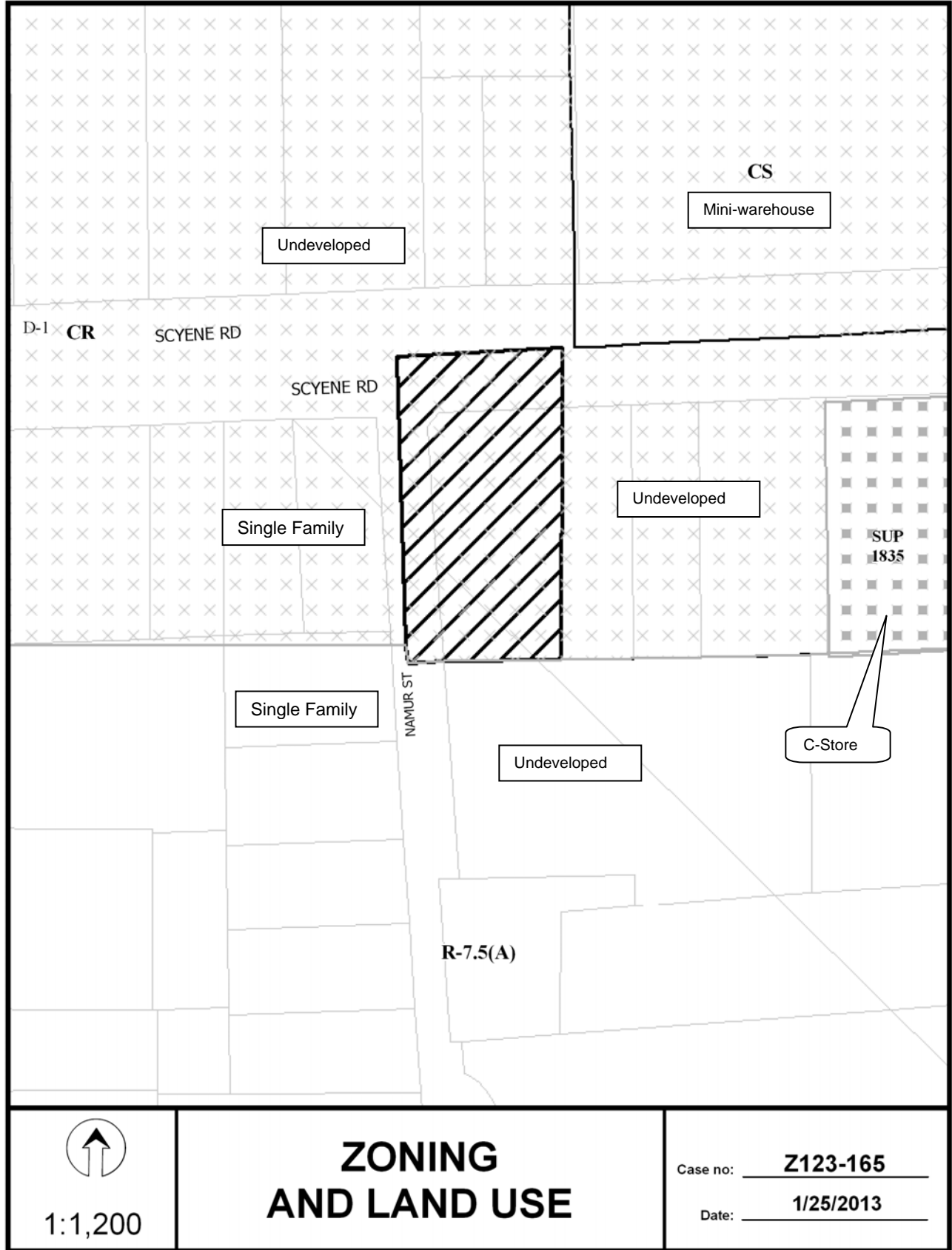
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN





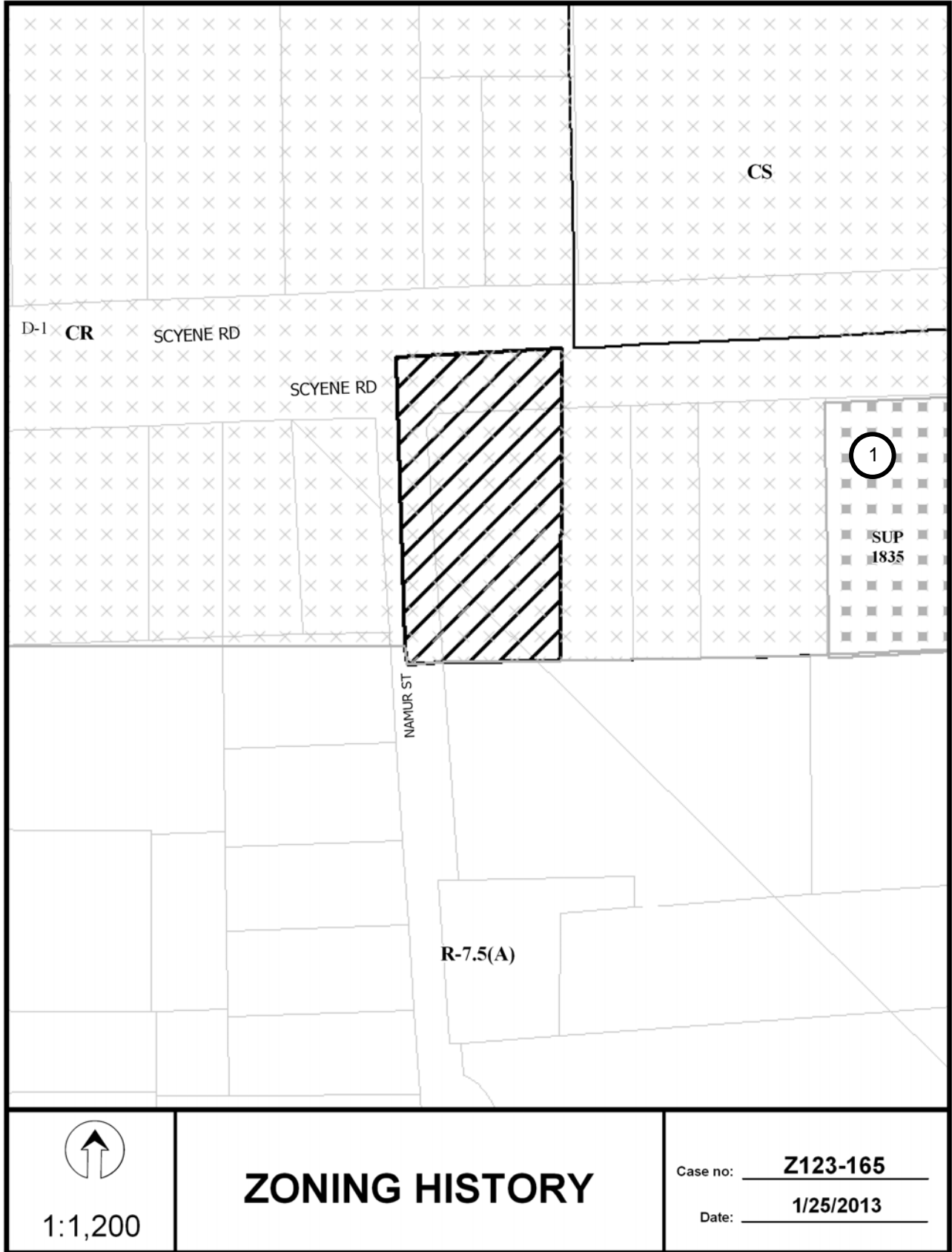


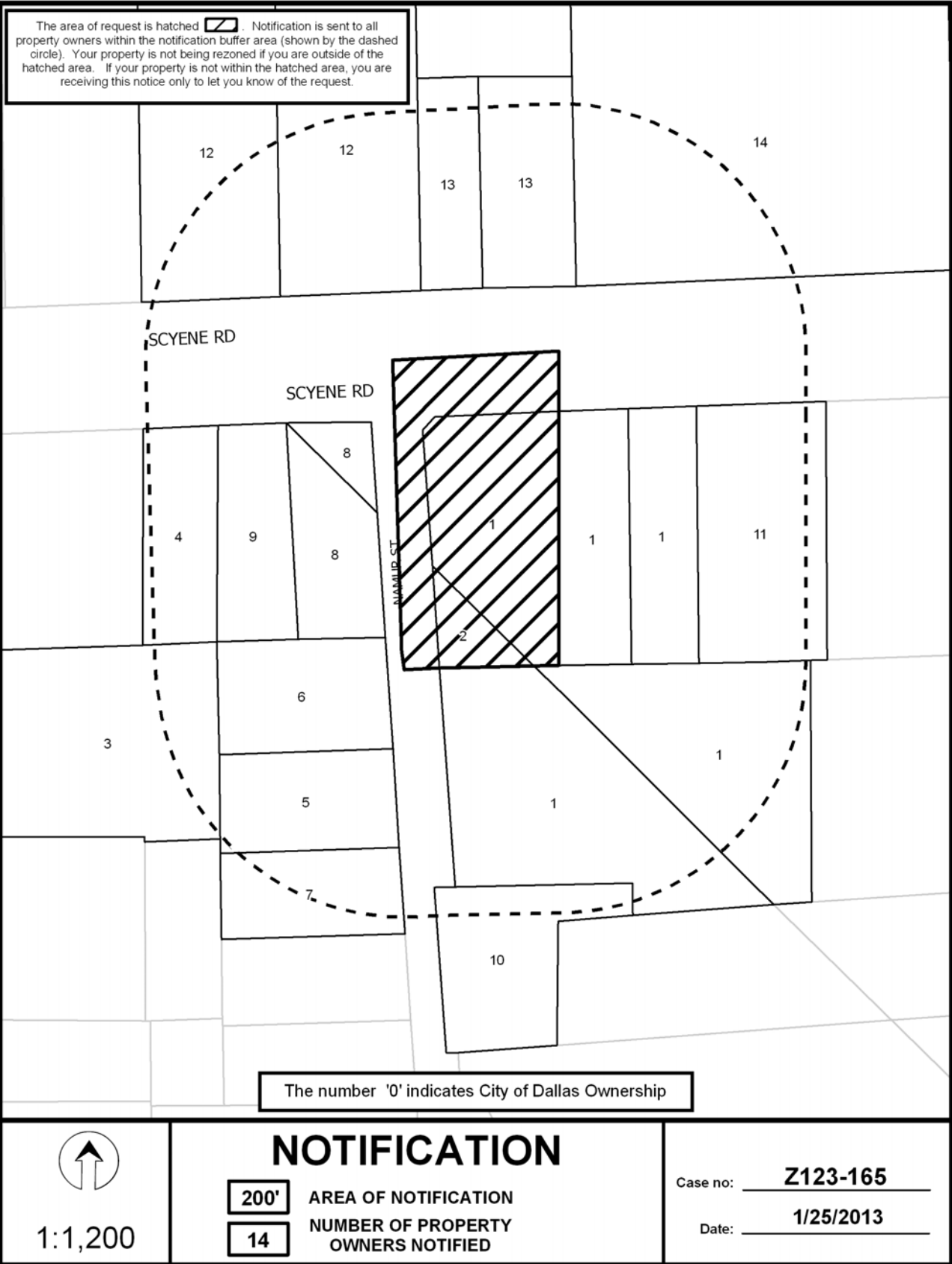
1:1,200

ZONING AND LAND USE

Case no: Z123-165

Date: 1/25/2013





Notification List of Property Owners

Z123-165

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10310 SCYENE RD	KWICKPICK GROCERY INC
2	10300 SCYENE RD	SPAKES MARTY CALVIN
3	2910 MASTERS DR	CASTILLO MAGDA
4	10222 SCYENE RD	GARCIA GABRIEL & TERESA GARCIA
5	2909 NAMUR ST	TYLER INVESTMENTS LLC
6	2917 NAMUR ST	JORDAN JULIA
7	2901 NAMUR ST	ALFARO MARTINA
8	10230 SCYENE RD	POOL JUDY MARIE
9	10226 SCYENE RD	GARCIA GABRIEL &
10	2830 NAMUR ST	BRITT HARRIS TRUSTEE BRITT FAMILY TRUST
11	10320 SCYENE RD	GOMEZ JAMIE
12	10221 SCYENE RD	PAYMA KHAJEHNOORI FAMILY TRUST THE
13	10301 SCYENE RD	TAMEZ HECTOR &
14	10331 SCYENE RD	SCYENE STORAGE LP #230

Planner: Warren F. Ellis

FILE NUMBER: Z123-169(WE) **DATE FILED:** December 28, 2012

LOCATION: W. Kiest Boulevard and S. Cockrell Hill Road, northwest corner

COUNCIL DISTRICT: 3 **MAPSCO:** 52-Z

SIZE OF REQUEST: Approx. 31,101.84 sq. ft. **CENSUS TRACT:** 108.05

APPLICANT / OWNER: Ann, Inc.

REPRESENTATIVE: MASTERPLAN
Santos Martinez

REQUEST: An application for a renewal of Specific Use Permit No. 1842 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to renew Specific Use Permit No. 1842 to allow for the continuation of the sale of alcohol for off-premise consumption.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The applicant’s request is for renewal of Specific Use Permit No. 1842. The renewal of SUP No. 1842 will permit the applicant to continue selling alcohol for off-premise consumption in the existing general merchandise store.
- The general merchandise use is permitted by right. The sale of alcoholic beverages requires a specific use permit in the D-1 Liquor Control Overlay.
- The surrounding land uses consist of a retail development that is partially vacant with a general merchandise store to the north and northwest of the site. The properties south of W. Kiest Boulevard and east of S. Cockrell Hill Road are undeveloped.

Zoning History: There have been three zoning changes requested in the area.

1. Z045-199 On Wednesday, June 8, 2005, the City Council approved a Specific Use Permit for an Accessory Community Center (private) and a pool facility on property zoned a CH Clustered Housing District.
2. Z045-205 On Wednesday, June 8, 2005, the City Council approved an R-10(A) Single Family District with retention of the D Liquor Control Overlay on the south line of W. Kiest Boulevard, east of S. Cockrell Hill Road. (not shown on map)
3. Z101-157 On Wednesday, April 27, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less than on property zoned a CR-D Community Retail District with a D Liquor Control Overlay. (request site)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
W. Kiest Blvd	Principal Arterial	60 ft.	100 ft.
S. Cockrell Hill Road	Principal Arterial	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	CR-D-1, SUP No. 1842	Service Station & general merchandise store
North	CR	Surface Parking lot
South	R-16(A)	Undeveloped
East	PDD No. 731-D	Undeveloped
West	CR	Vacant retail/general merchandise store

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site is on Transit or Multi-Modal or Corridors.

Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

STAFF ANALYSIS:

Land Use Compatibility: The approximately 31,101.84 square foot site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. In April, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on the request site for a two year period.

The request for renewal of Specific Use Permit No. 1842 will permit the applicant to continue selling alcohol for off-premise consumption in the existing general merchandise or food store. The sale of alcoholic beverages requires a specific use permit in the D-1 Liquor Control Overlay.

The surrounding land uses consist of a retail development that is partially vacant with a general merchandise store to the north and northwest of the site. The properties south of W. Kiest Boulevard and east of S. Cockrell Hill Road are undeveloped.

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime

that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually.

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR-D-1 Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office



Landscaping: Landscaping of any development will be in accordance with Article X, as amended.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Site Plan: The approved site plan shows several areas of the site being stripped for surface parking. The applicant will submit a revised site plan showing the correct areas on site that are stripped for surface parking.

Dallas Police Department: A copy of a police report of the offenses is provided below. Staff has divided the report into 2 sections which will show any offences prior to the SUP and any offences applicant received after receiving the SUP in 2011.

Offences prior to a Specific Use Permit – April 1, 2009 to April 1, 2011

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access										Welcome
										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0012140-X	01/13/2010	TORRES, ALICIA	ASSAULT	04411	W	KIESTB...	434	4202	08312	
0012141-X	01/13/2010	DENNARD, KRISTINA	ROBBERY	04411	W	KIESTB...	434	4202	03942	
0018162-Y	01/22/2011	*SHELL GAS STATION	CRIMINAL MISCHIEF/VAN...	04411	W	KIESTB...	434	4202	14083	
0027957-X	01/29/2010	*SHELL	THEFT	04411	W	KIESTB...	434	4202	06935	
0102678-W	04/13/2009	*SHELL	THEFT	04411	W	KIESTB...	434	4202	06935	
0112071-X	04/23/2010	@CITY OF DALLAS	FOUND PROPERTY	04411	W	KIESTB...	434	4202	43020	
0112789-X	04/24/2010	*CITGO GAS STATION	CRIMINAL MISCHIEF/VAN...	04411	W	KIESTB...	434	4202	14082	
0170405-X	06/15/2010	*SHELL	THEFT	04411	W	KIESTB...	434	4202	06932	
0220739-X	08/06/2010	@DENTON PD	FOUND PROPERTY	04411	W	KIESTB...	434	4202	43040	
0227528-W	08/02/2009	STARK, KNEDRA	ASSAULT	04411	W	KIESTB...	434	4202	08411	
0242683-X	08/28/2010	MOLINA, FAUSTINO	LOST PROPERTY	04411	W	KIESTB...	434	4202	42020	
0313055-X	11/12/2010	*KIEST SHELL	THEFT	04411	W	KIESTB...	434	4202	06935	
0371719-W	12/18/2009	*CITGO GAS STATION	THEFT	04411	W	KIESTB...	434	4202	06935	

Offences received after Specific Use Permit – April 2, 2011 to February 26, 2013

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access										Welcome
										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0003752-A	01/05/2013	*KIEST; CITGO SHELL GAS	CRIMINAL MISCHIEF/VAN...	04411	W	KIESTB...	434	4202	14082	
0064608-Z	03/17/2012	*SHELL GAS STATION	THEFT	04411	W	KIESTB...	434	4202	06935	
0073229-Z	03/25/2012	*SHELL	THEFT	04411	W	KIESTB...	434	4202	06932	
0093205-Y	04/13/2011	ARCOS, JOSUE RICARDO	ROBBERY	04411	W	KIESTB...	434	4202	03911	
0106121-Y	04/26/2011	*SHELL #4411	THEFT	04411	W	KIESTB...	434	4202	26000	06935
0218925-Y	08/18/2011	@RICHARDSON POLICE D...	FOUND PROPERTY	04411	W	KIESTB...	434	4202	43030	
0254431-Z	10/12/2012	*SHELL GAS STATION	OTHER OFFENSES	04411	W	KIESTB...	434	4202	26530	
0308824-Z	12/14/2012	*BEN E.KEITH	THEFT	04411	W	KIESTB...	434	4202	06933	
0309683-Z	12/15/2012	*SHELL	THEFT	04411	W	KIESTB...	434	4202	06934	
0316553-Z	12/23/2012	WALKER, CLARICE	ASSAULT	04411	W	KIESTB...	434	4202	08421	
0329634-Y	12/18/2011	JEWESSON, MICHAEL	FOUND PROPERTY	04411	W	KIESTB...	434	4202	43020	

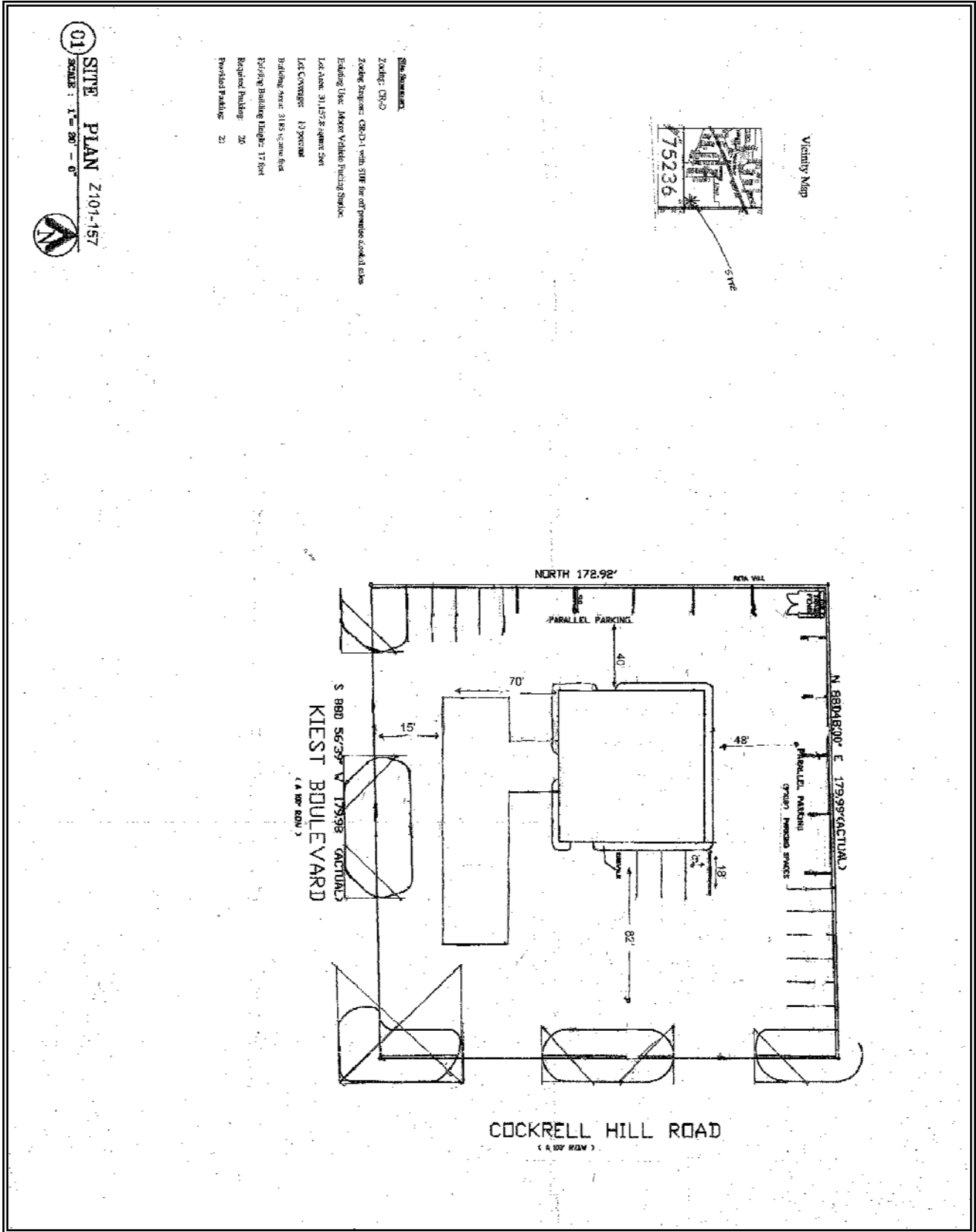
<p>LIST OF OFFICERS Ann, Inc.</p>
--

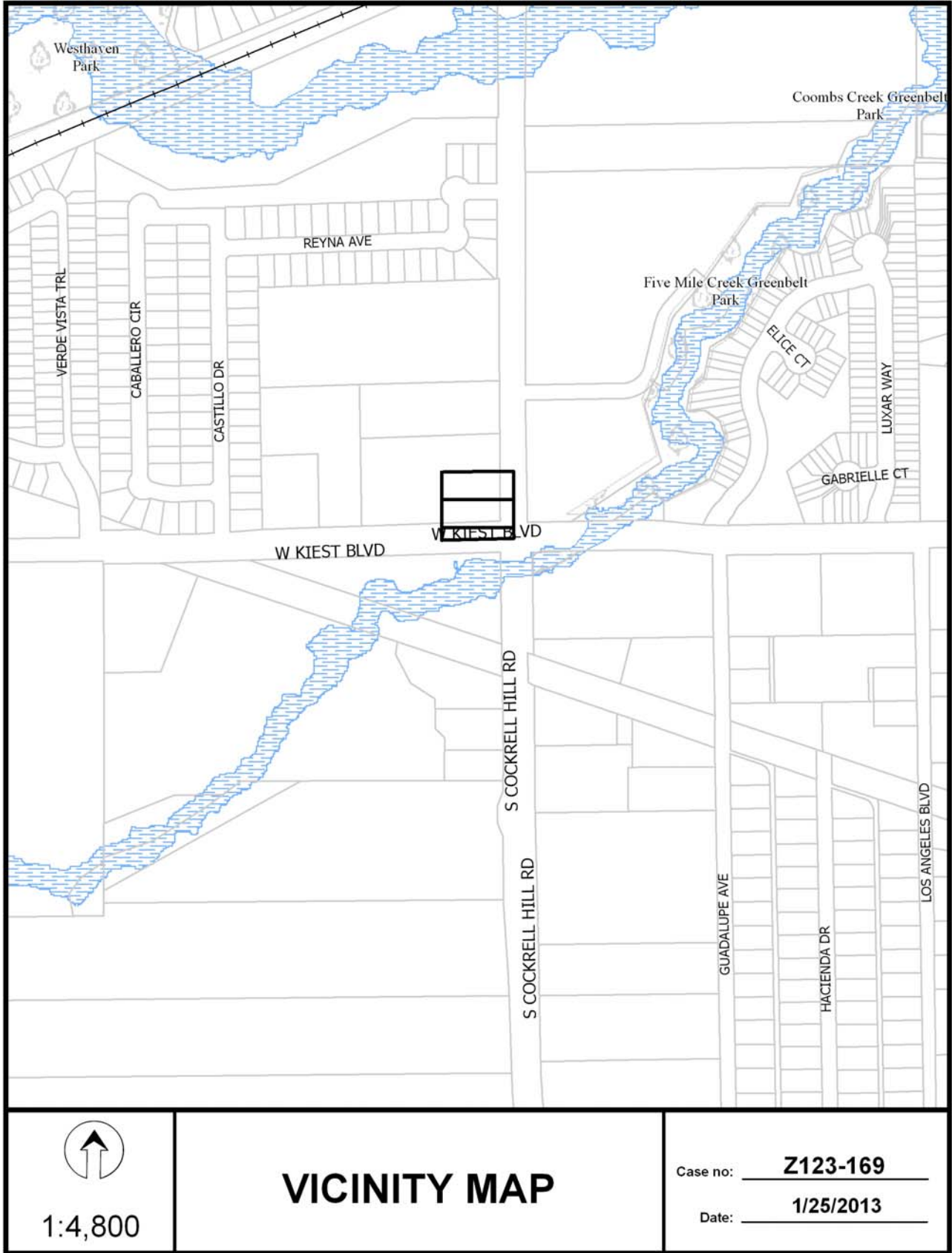
- Hashim Punjani President
- Aziz Jiwani Officer

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (five-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Off-street parking must be located as shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

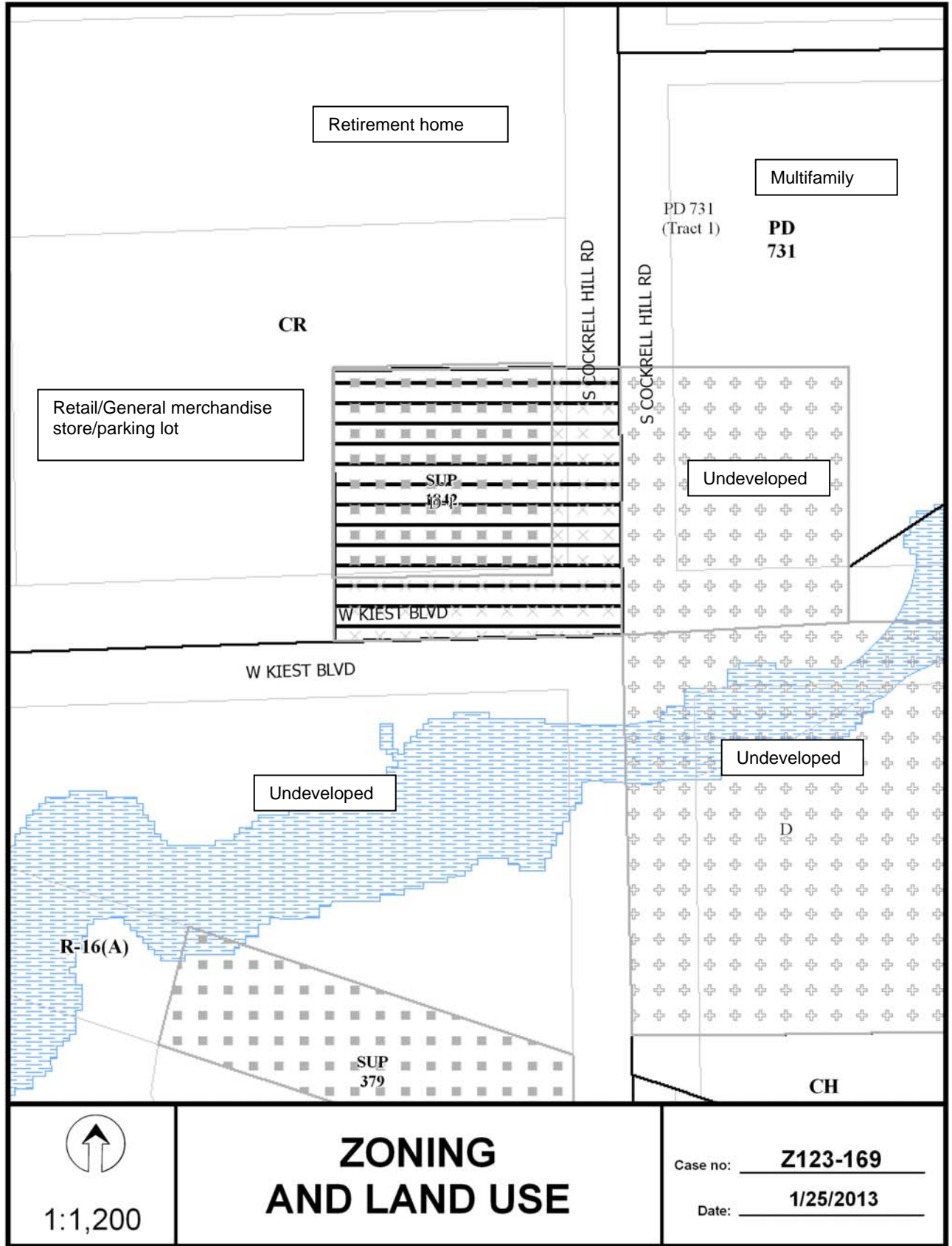
EXISTING SITE PLAN





VICINITY MAP

Case no: Z123-169
Date: 1/25/2013

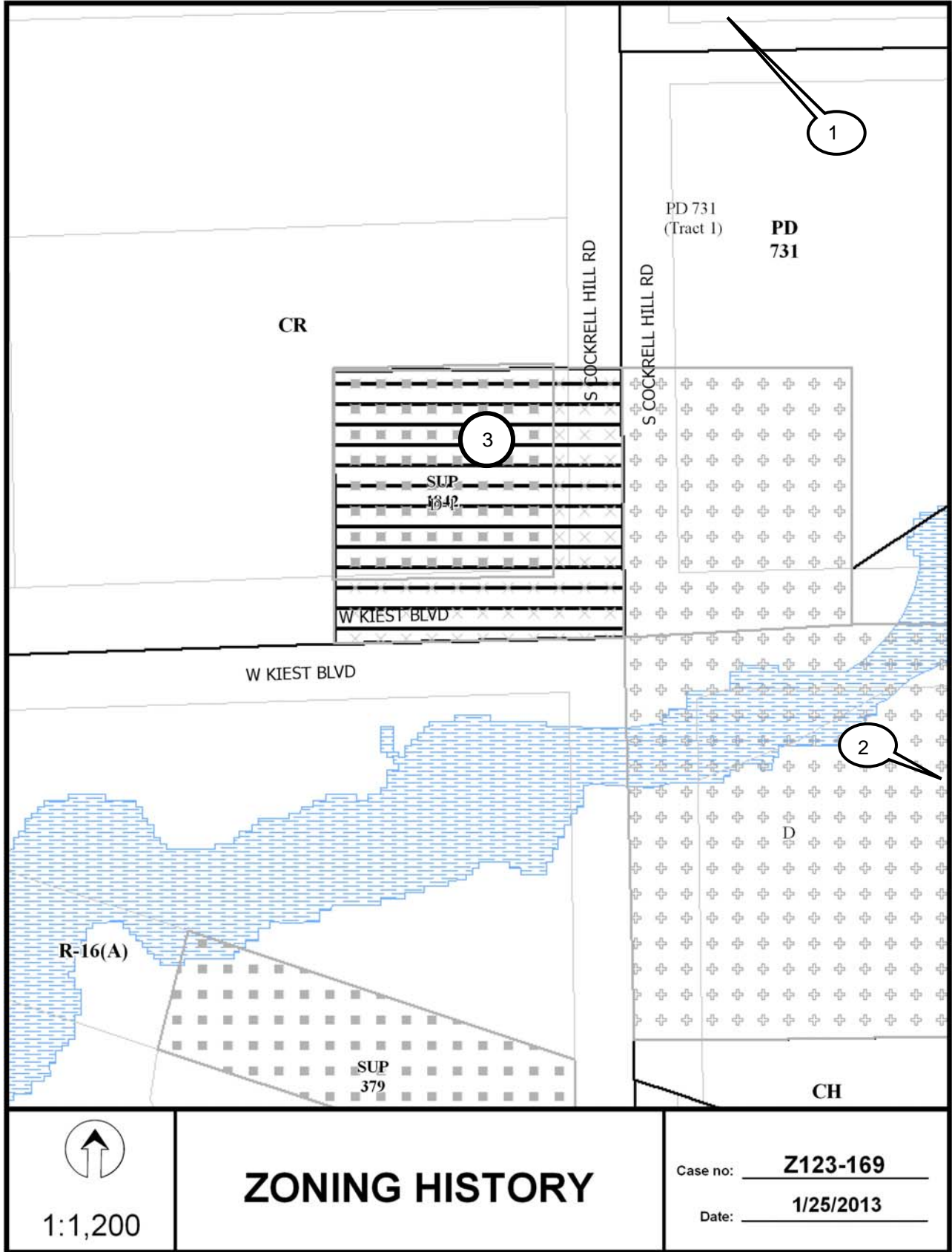


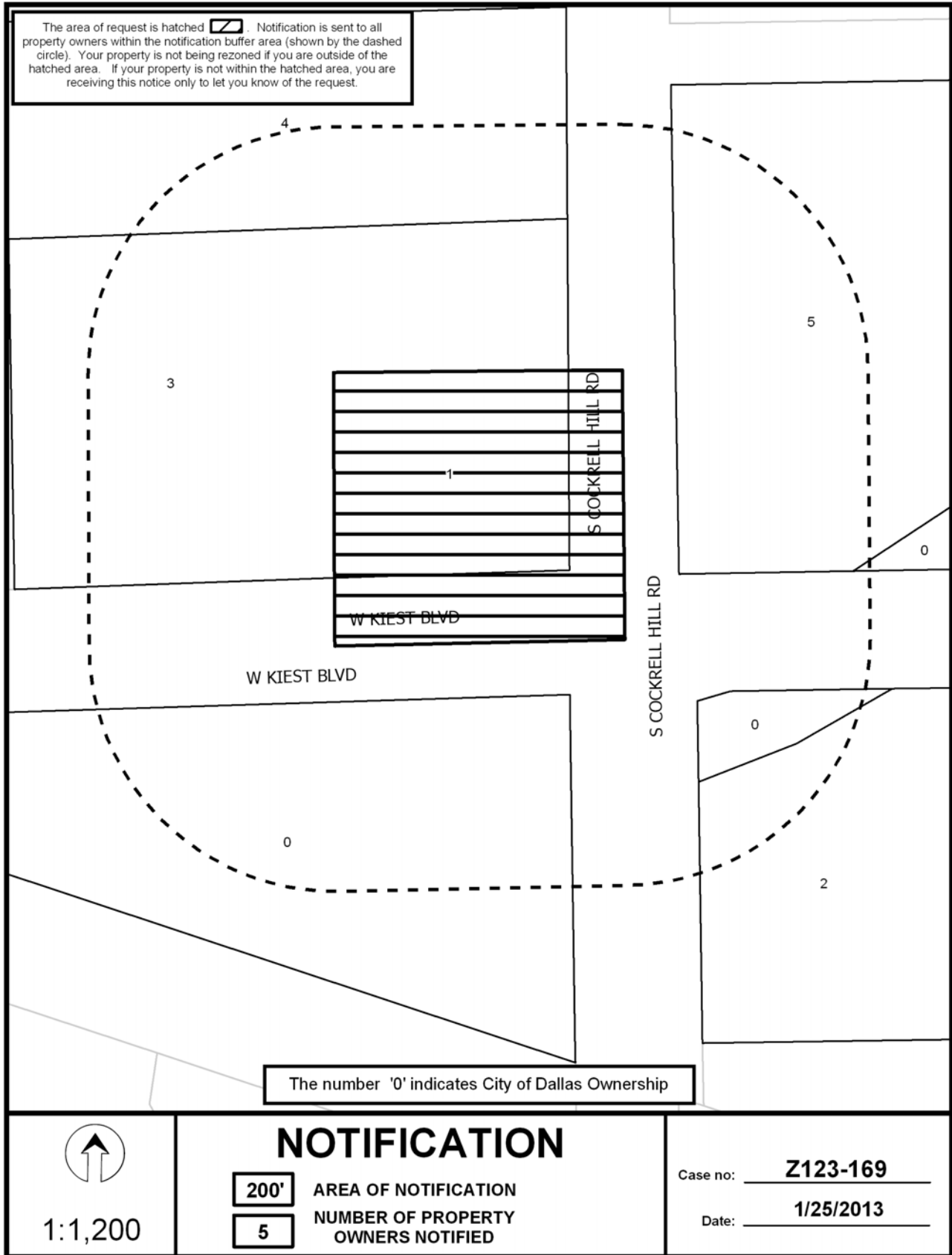
1:1,200

ZONING AND LAND USE

Case no: Z123-169

Date: 1/25/2013





Notification List of Property Owners

Z123-169

5 *Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4411 Kiest Blvd	ANN INC
2	4306 Kiest Blvd	ALCANTAR VIDAL &
3	4431 Kiest Blvd	NORMAN QUINTERO MINISTRIES INC
4	3011 Cockrell Hill Rd	GABON PROPERTIES LP
5	3110 Cockrell Hill Rd	SDC OAKWOOD TOWNHOMES LP

Planner: Warren F. Ellis

FILE NUMBER: Z123-182(WE) **DATE FILED:** January 22, 2013

LOCATION: Main Street and North Field Street, northwest corner

COUNCIL DISTRICT: 14 **MAPSCO:** 45-P

SIZE OF REQUEST: Approx. 30,000 sq. ft. **CENSUS TRACT:** 31.01

APPLICANT / OWNER: FWS Group Dallas LLC.

REPRESENTATIVE: Roger Albright

REQUEST: An application for a renewal of Specific Use Permit No. 1856 for an alcoholic beverage establishment for a bar, lounge or tavern and a commercial amusement (inside) for a dance hall within Planned Development District No. 619 for mixed uses.

SUMMARY: The purpose of this request is to allow the applicant to continue to operate a bar, lounge or tavern and a dance hall within the existing multi-story building.

STAFF RECOMMENDATION: Approval, for a three-year period, subject to conditions

BACKGROUND INFORMATION:

- The request for a renewal of Specific Use Permit No. 1856 will allow for the applicant to continue operating one or more alcoholic beverage establishment for a bar, lounge, or tavern uses and a commercial amusement (inside) for a dance hall within a 30,000 square foot multi-story building.
- In June 2011, the City Council approved a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern uses and a commercial amusement (inside) for dance halls for a two year period within Planned Development District No. 619 for mixed uses.
- The bar, lounge or tavern uses and a dance hall uses will be located on the following levels of the building; the basement level, 1st floor, 3rd, 4th and roof top level. An alcohol beverage establishment is prohibited on the street level. The 2nd floor will be reserved for office uses.
- Planned Development District No. 619 was created on June 12, 2002, as a result of several public and private studies that developed retail strategies for the CBD area and promoted the downtown core as a “full time” activity area. Moreover, the goal was to encourage the development of retail and service uses in the area and create a mixed use urban activity center.

Zoning History: There have been several zoning changes and Board of Adjustment cases that have requested in the area. These changes are located outside of the zoning history map.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Main Street	Local Street	80 ft.	80 ft.
Ervay Street	Local Street	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 619	Art gallery
North	PDD No. 619	Retail, Multifamily, Restaurant
South	PDD No. 619	Retail, Restaurant, Residential
East	PDD No. 619	Retail
West	PDD No. 619	Retail, Off-street parking

COMPREHENSIVE PLAN: The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being within the Downtown Building Block.

The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening.

The applicant's proposal for a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern and a commercial amusement (inside) for a dance hall also meets the goals in the forwardDallas! Comprehensive Plan as it relates to business expansion and retention within the downtown area.

LAND USE:

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES.

Policy 1.1.3 Build a dynamic and expanded Downtown

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

ECONOMIC DEVELOPMENT:

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.1 Restore Downtown Dallas as the economic and cultural heart of North Central Texas

STAFF ANALYSIS:

Land Use Compatibility: The request site is located within an existing multi-story structure on Main Street. The site is contiguous to a variety of mixed uses, which consist of office, restaurant and several parking structures. In June, 2011, the City Council approved a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern uses and a commercial amusement (inside) for dance halls on the request site for a two year period.

The renewal of Specific Use Permit No. 1856 for alcoholic beverage establishment for bar, lounge or tavern uses and a commercial amusement (inside) uses for dance halls will allow the applicant to continue operating within the facility. The request site will have one or more alcoholic beverage establishments for bar, lounge, or tavern uses and dance floors within the 30,000 square foot multi-story building. Planned Development District No. 619 requires a Specific Use Permit for an alcohol beverage establishment for a bar lounge or tavern and a dance hall use. However, PDD No. 619 prohibits any alcohol beverage establishments on the street level.

The applicant will operate a bar, lounge or tavern and a dance hall uses on the following floors of the 6 story building; the basement level, 1st floor, 3rd floor, 4th floor and roof top level. The 2nd floor will be reserved for office uses. In addition, the applicant will operate the bars between the hours of 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday. The Council approved site plans will not change. Moreover, the applicant is requesting a Specific Use Permit for a five year period.

Staff has reviewed the applicant’s request and will recommend approval for a three year period, subject to the conditions. Typically, staff recommends shorter time periods for the use in the CBD area in order to monitor the activity as well as ensure that the applicant is a good neighbor.

The proposed commercial amusement (inside) will continue to reinforce the overall intent of PDD No. 619 in the downtown area. Planned Development District No. 619 was created to encourage the “development of retail and service uses” and “create a mixed use urban activity center.”

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 619 Central area	0'	0'	20.0 FAR	Any legal height	100%	75% of street frontage retail	Retail, Office High Density Residential

Landscaping: Landscape in this district must comply with all landscaping requirements set forth for the CA-1(A) district, and should be consistent with any design guidelines for the district approved by the council. The applicant is not proposing to increase the building square footage and as a result the landscaping requirements will not comply.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.

LIST OF OFFICERS
FWS Group Dallas LLC

- Bryan Foster, Manager
- Jerry Spencer, Vice-President

**PROPOSED SUP
CONDITIONS**

1. **USE:** The only uses authorized by this specific use permit are alcoholic beverage establishment uses limited to bar, lounge or tavern uses and commercial amusement (inside) uses for dance halls.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plans. An alcoholic beverage establishment use limited to a bar, lounge, or tavern may not be operated on the street level.

Staff's Recommendation

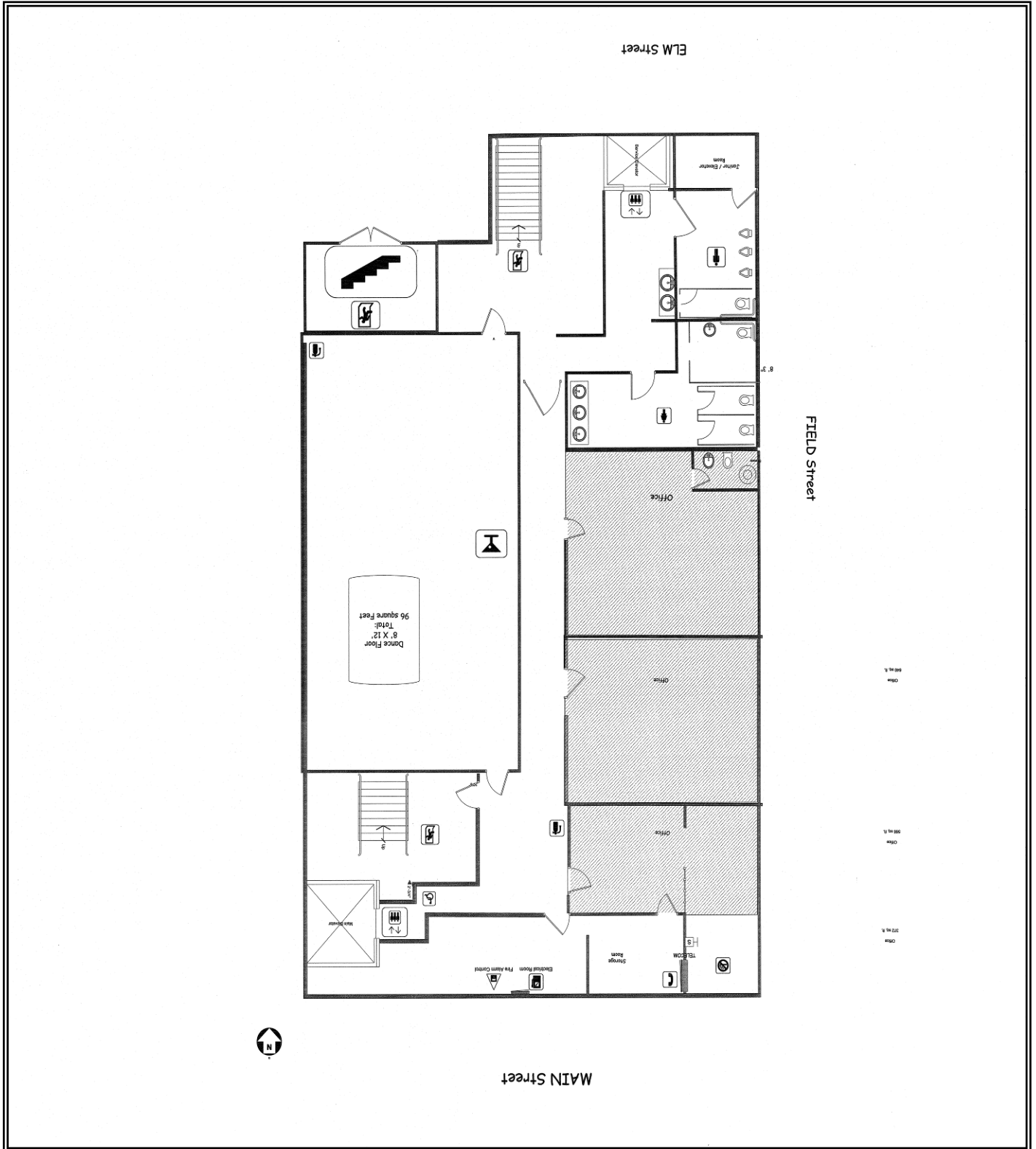
- | |
|---|
| 3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance). |
|---|

Applicant's Proposal

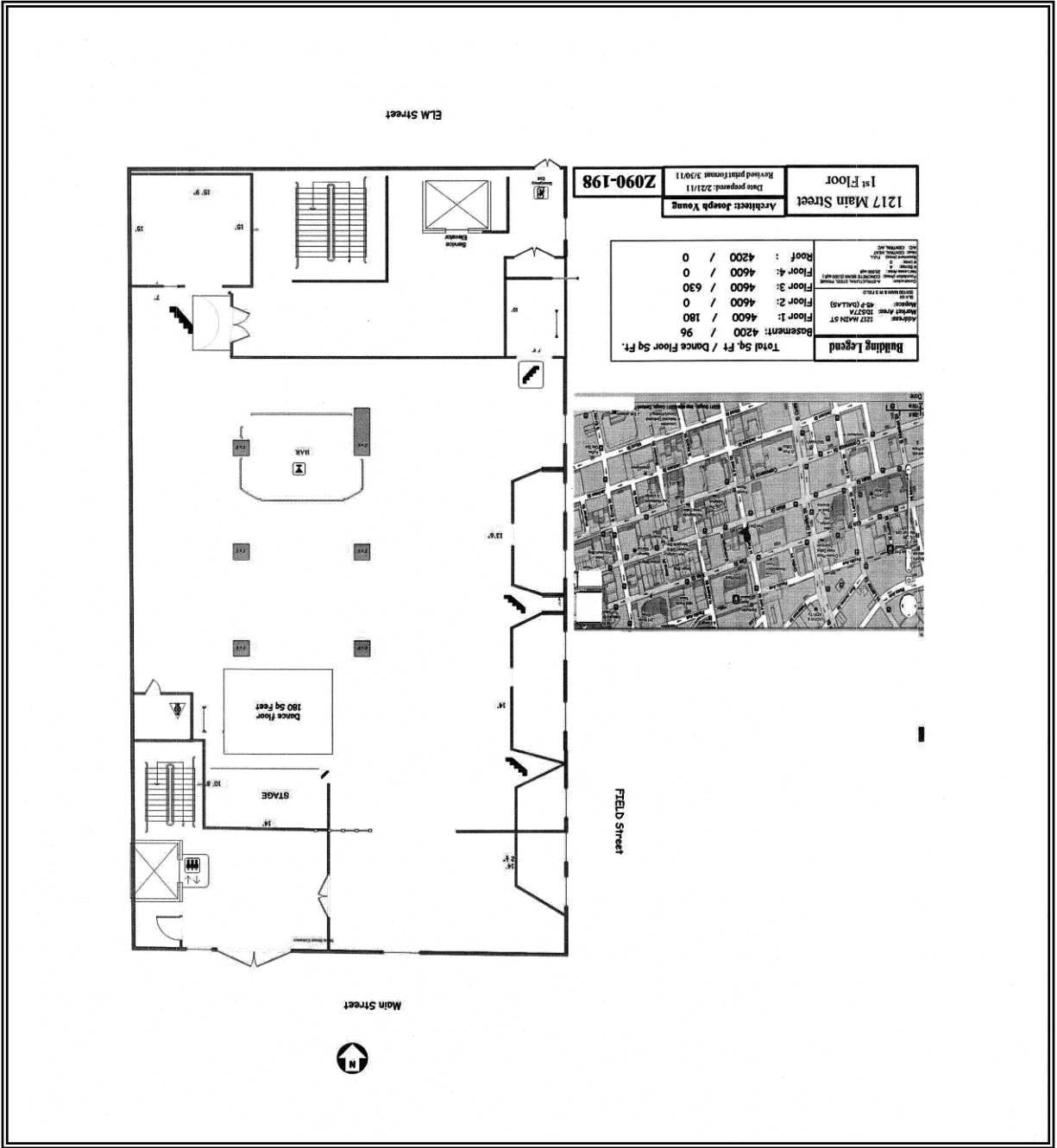
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|--|
| 3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance). |
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4. **DANCE FLOOR:** The total combined dance floor is limited to 906 square feet.
5. **FLOOR AREA:** The maximum floor area is 29,094 square feet. The maximum total floor area for alcoholic beverage establishment uses limited to bar, lounge or tavern uses is 22,000 square feet.
6. **HOURS OF OPERATION:** The alcoholic beverage establishment uses limited to bar, lounge or tavern and commercial amusement (inside) uses for dance halls may only operate between 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
7. **OUTSIDE SPEAKERS:** Outside speakers are permitted on the rooftop and may only operate between the hours of 11:00 a.m. and 11:00 p.m. The speakers must be oriented towards the seating area.
8. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
9. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

APPROVED SITE PLANS
Basement level

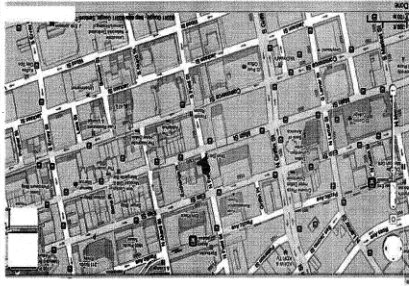


1st Floor

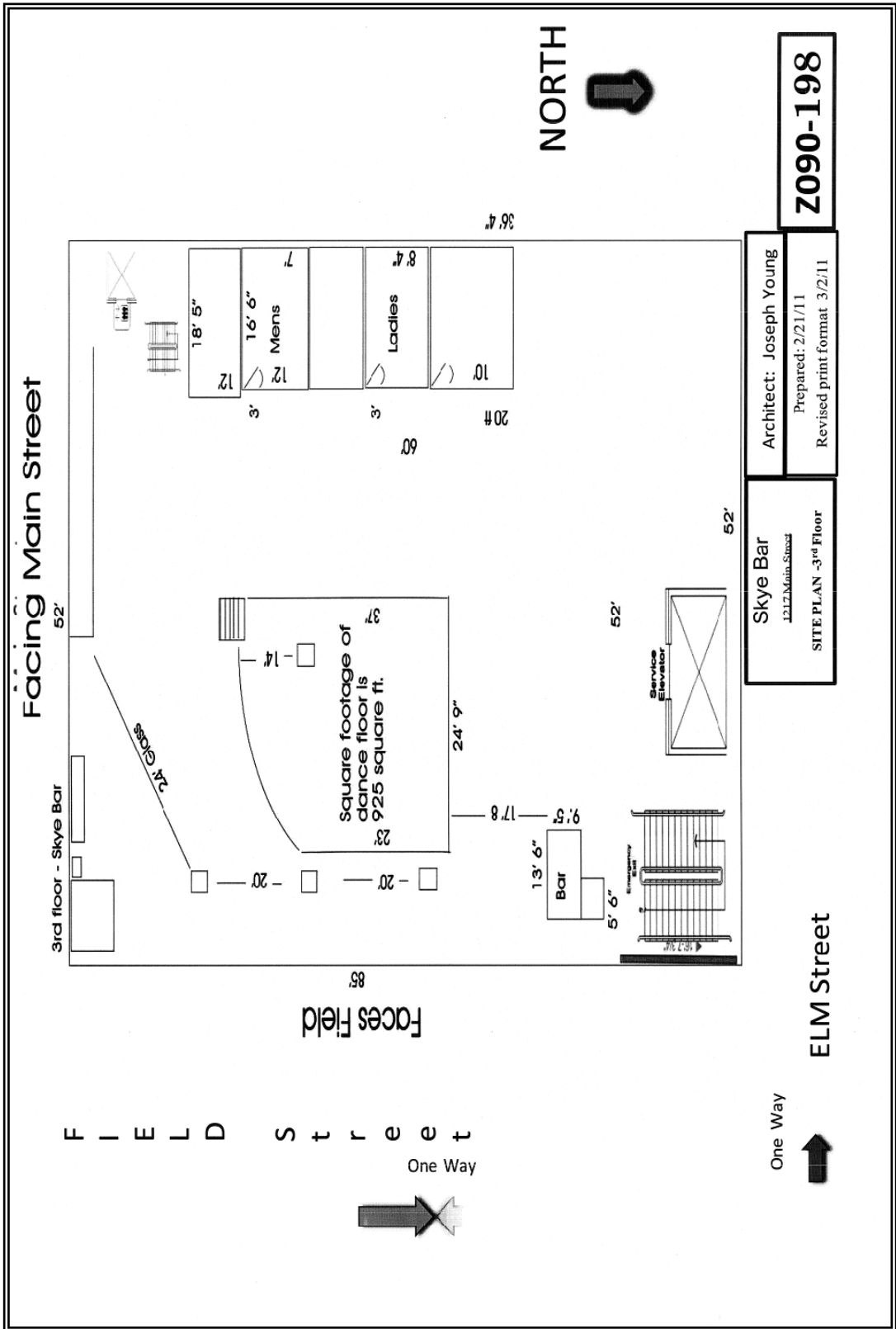


1217 Main Street	
Architect: Joseph Young	Date prepared: 2/21/11
Revised print form: 3/30/11	
Z090-198	

Building Legend	
Address:	1217 Main St
Parcel:	1217/2
Map:	1217 (14.45)
Floor 1:	4600 / 180
Floor 2:	4600 / 0
Floor 3:	4600 / 630
Floor 4:	4600 / 0
Roof:	4200 / 0
Total Sq. Ft. / Dance Floor Sq Ft.	
Basement:	4200 / 96



3rd Floor



Z090-198

Architect: Joseph Young
Prepared: 2/21/11
Revised print format 3/2/11

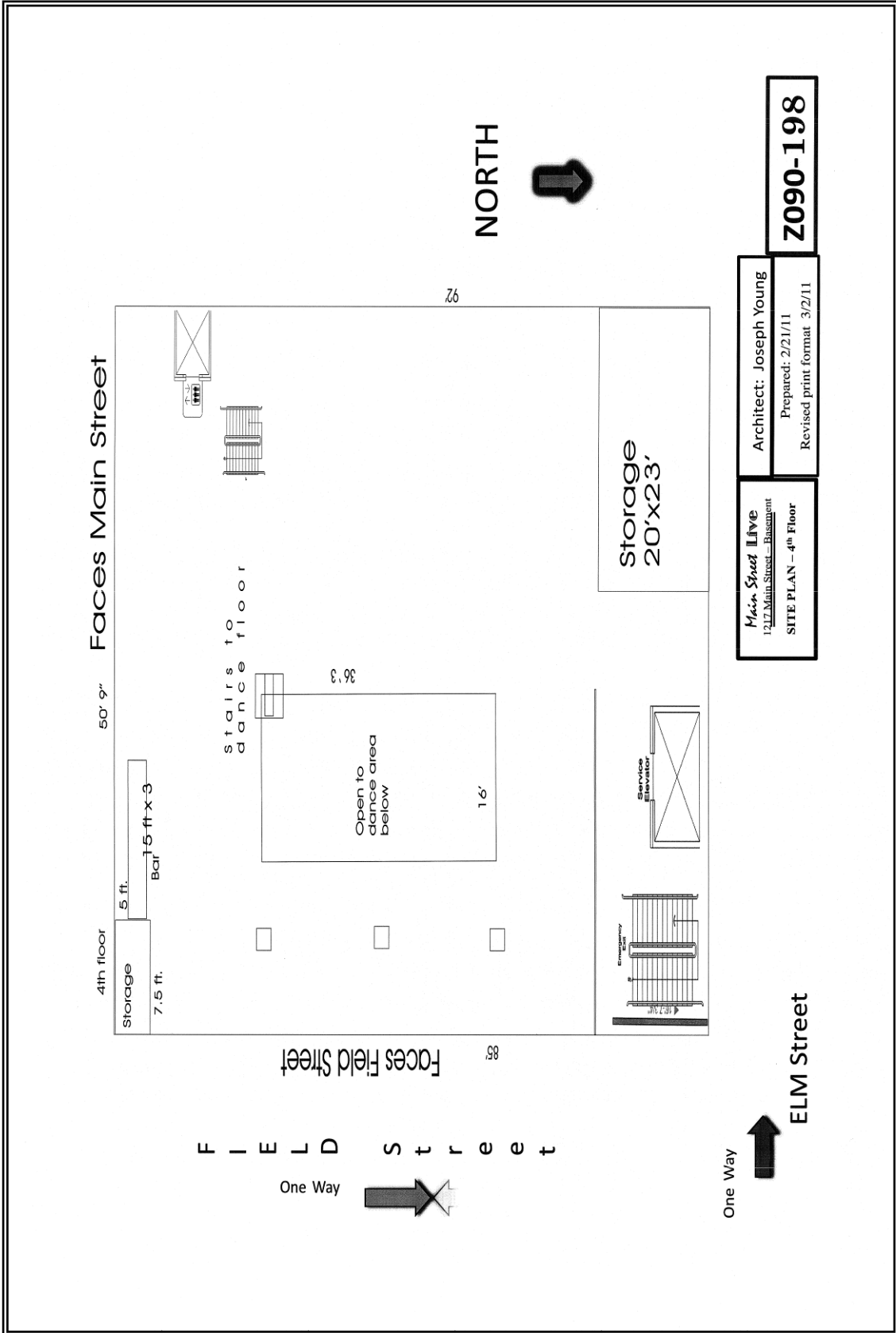
Skye Bar
1217 Main Street
SITE PLAN - 3rd Floor

ELM Street

One Way

F I E L D S t r e e t
One Way

4th Floor

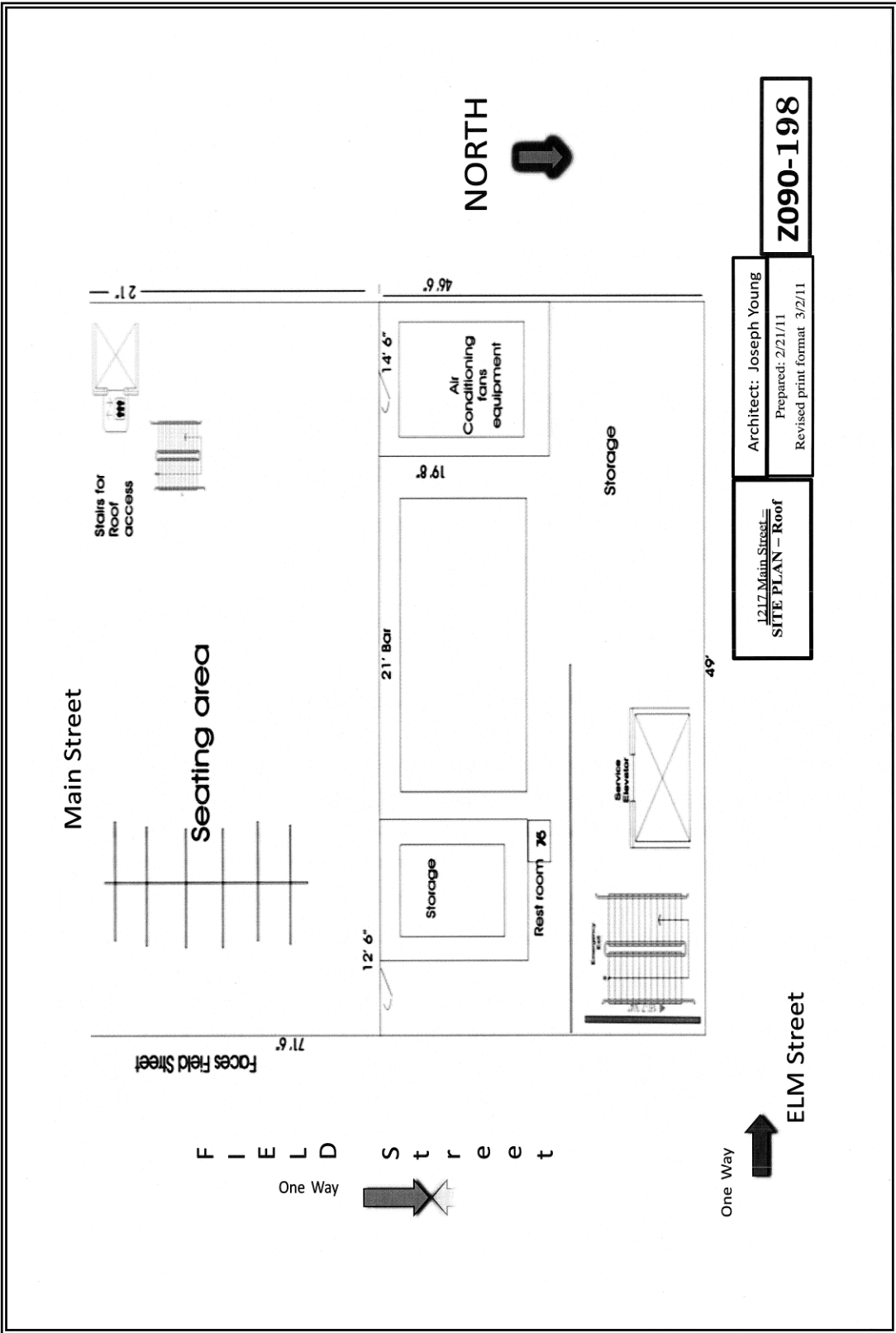


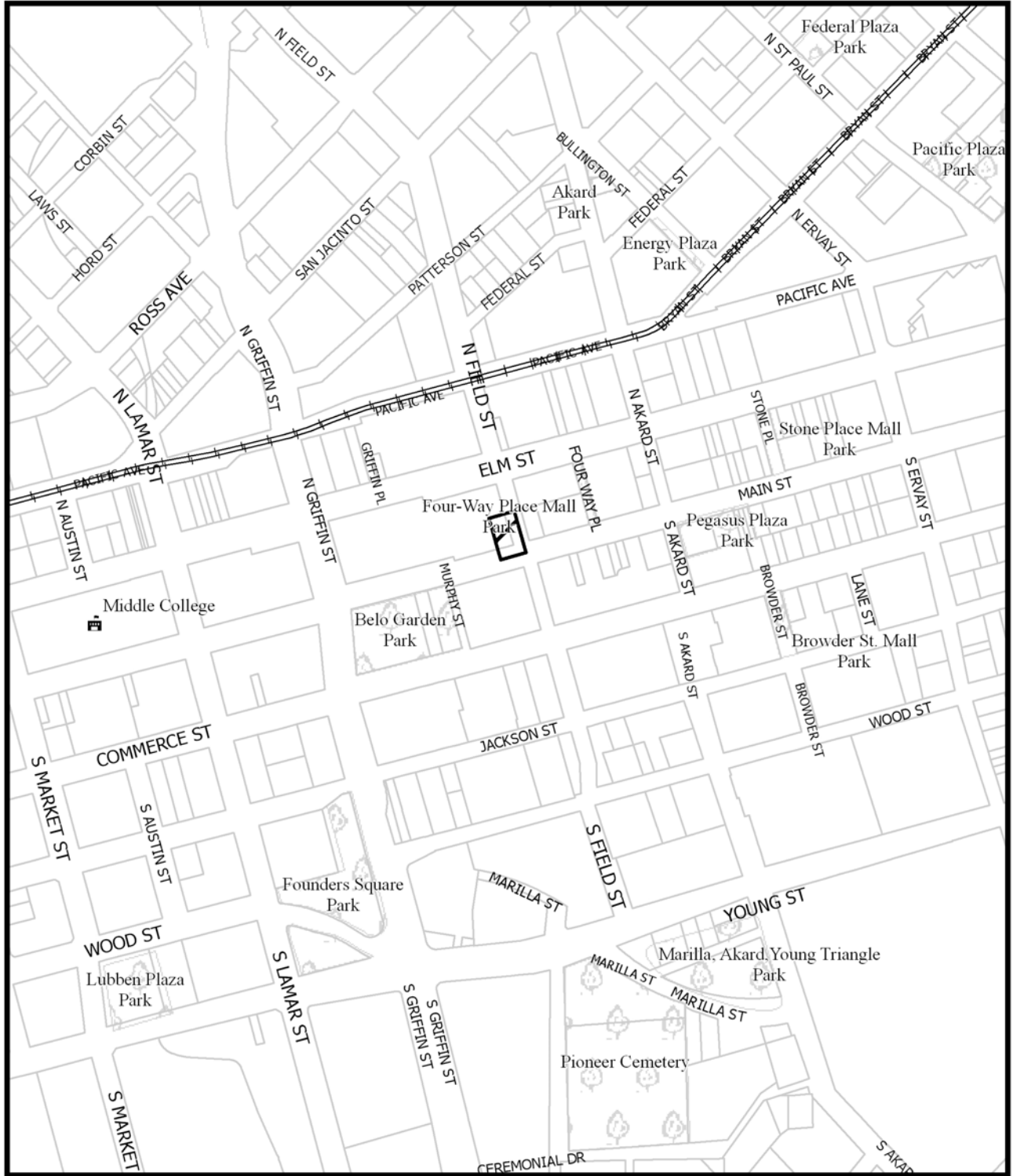
Main Street Live
1217 Main Street - Basement
SITE PLAN - 4th Floor

Architect: Joseph Young
Prepared: 2/21/11
Revised print format: 3/2/11

Z090-198

Rooftop Level



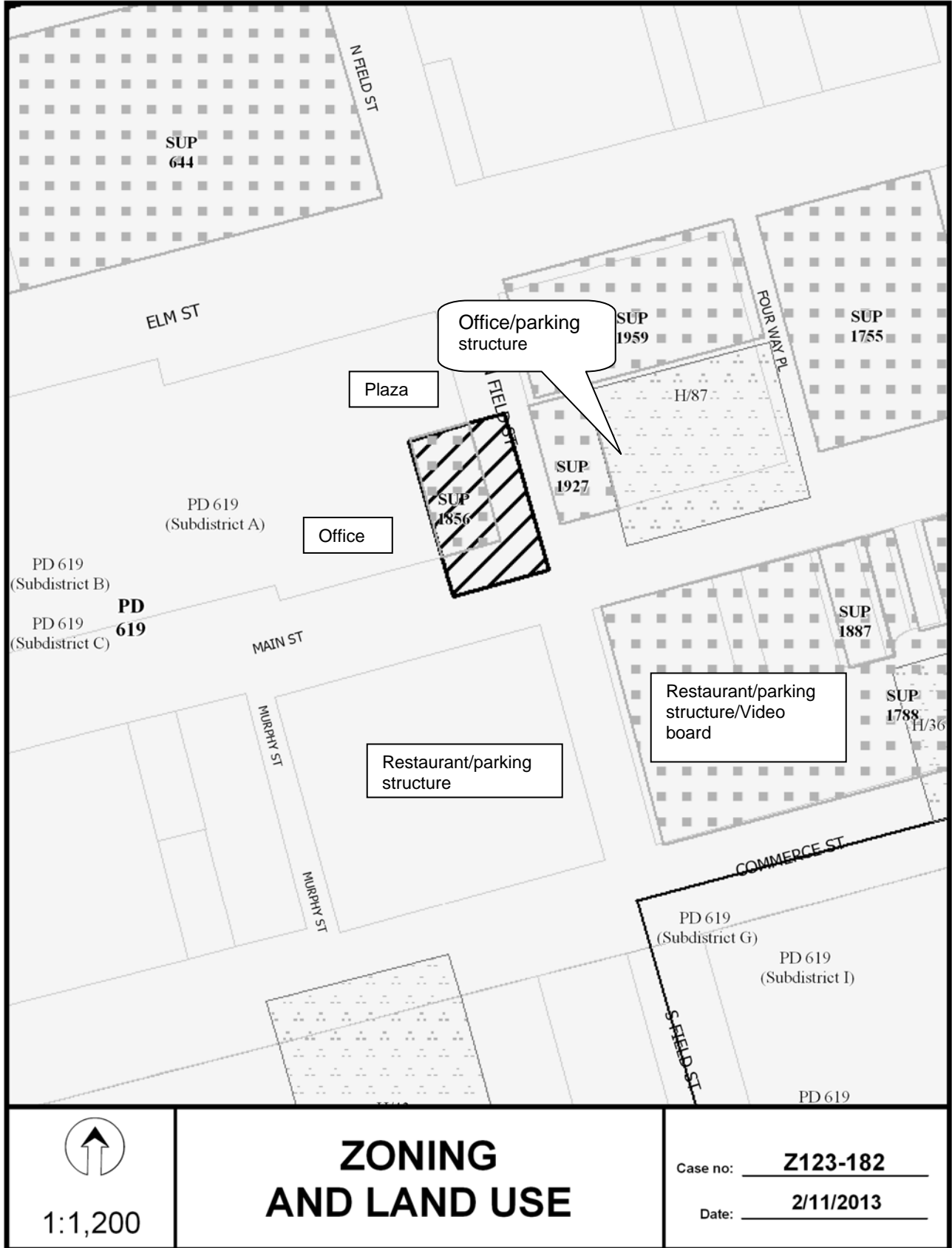


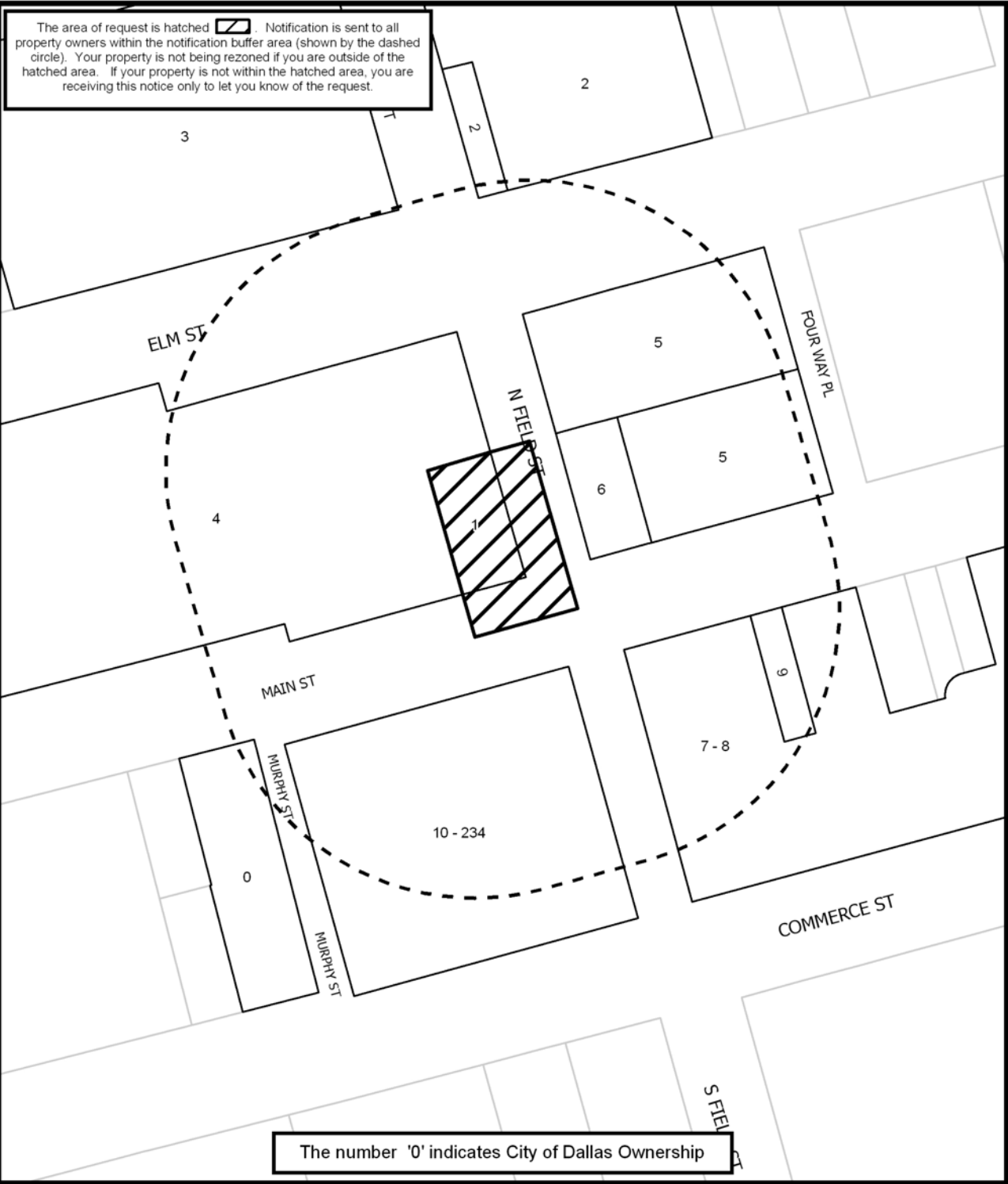
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VICINITY MAP

Case no: Z123-182

Date: 2/11/2013





 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <p>  AREA OF NOTIFICATION  NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> Z123-182 </u> Date: <u> 2/11/2013 </u>
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Notification List of Property Owners

Z123-182

234 Property Owners Notified

Label #	Address	Owner
1	1217 MAIN ST	FWS GROUP DALLAS LLC %STEVE M SPENCER CP
2	1401 ELM ST	1401 ELM STREET HOLDINGS LLC % POLIDEVI
3	1201 ELM ST	BINYAN REALTY LP % JOSEPH MOINIAN
4	1201 MAIN ST	RAK MAIN PLACE ASSOC LP % RAK GROUP LLC
5	1302 ELM ST	1309 MAIN STREET APARTMENTS LLC
6	1301 MAIN ST	NAYEB FAMILY LP
7	1315 COMMERCE ST	DALALS COMMERCE ASSOCIATES LP
8	1315 COMMERCE ST	DALLAS COMMERCE ASSOC LP % ADOLPHUS ASSO
9	1306 MAIN ST	RASANSKY MITCHELL
10	1200 MAIN ST	BELLINGHAUSEN WIL J
11	1200 MAIN ST	NEWMAN PAULETTE E
12	1200 MAIN ST	1621 ERVAY LTD
13	1200 MAIN ST	FLEEMAN WILLIAM SUSAN P
14	1200 MAIN ST	SHAH VINAY
15	1200 MAIN ST	DIXON GLORIA D UNIT 206
16	1200 MAIN ST	MACKLIN LURENZO E
17	1200 MAIN ST	GONZALO 1200 MAIN LLC
18	1200 MAIN ST	SMITH DANIEL E & HERMA A
19	1200 MAIN ST	FREEMAN SCOTT UNIT 303
20	1200 MAIN ST	BOYD CURTIS W & GLENNA HALVORSON STE#130
21	1200 MAIN ST	JUAREZ GERARDO
22	1200 MAIN ST	NEVAREZ HECTOR O UNIT 306
23	1200 MAIN ST	AMONGKOL JITTADA KITTY
24	1200 MAIN ST	HART STANLEY L & HART M ELIZABETH
25	1200 MAIN ST	SMITH SHERIA D
26	1200 MAIN ST	CRIST EUGENE SCOTT STE 319

2/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1200 MAIN ST	TERESI MARK A & TERESI JEANNE N
28	1200 MAIN ST	WEBER JOHN C
29	1200 MAIN ST	SANADI NISAR & THU NGUYET UNIT 405
30	1200 MAIN ST	FORTIER HUNTER & AMY SHREEVE
31	1200 MAIN ST	MASTAGLIO LINDA R
32	1200 MAIN ST	LOPEZ DENNIS A
33	1200 MAIN ST	BAILEY PETER & MARY
34	1200 MAIN ST	PERRI ANTHONY J & DOROTHY G
35	1200 MAIN ST	RATH OMKAR R &
36	1200 MAIN ST	FAYE WILLIS DESIGNS INC
37	1200 MAIN ST	BAGARIA SAPNA & SURESH
38	1200 MAIN ST	PARKER RUBY
39	1200 MAIN ST	HOWARD KENNETH ROBERT
40	1200 MAIN ST	ARAUJO JOSEPH
41	1200 MAIN ST	CHATTERJEE ARUNABHA
42	1200 MAIN ST	SALVANT WAYNE
43	1200 MAIN ST	ELLER KELLEY
44	1200 MAIN ST	FLEEMAN WILLIAM B & % LEHMAN BROS 13TH
45	1200 MAIN ST	DASH PRIYARANJAN & AMITA K SAHU
46	1200 MAIN ST	MUEHLENWEG ROBERT J &
47	1200 MAIN ST	CUEVAS ISRAEL F UNIT 607
48	1200 MAIN ST	EDWARDS JAMES & BARBARA
49	1200 MAIN ST	SCOTT DARIAN D
50	1200 MAIN ST	ATV TEXAS VENTURES IV LP
51	1200 MAIN ST	KADAN PROPERTIES LP
52	1200 MAIN ST	ADAMS WILHELMINA J UNIT 705
53	1200 MAIN ST	COMBS DAMETIA
54	1200 MAIN ST	BEVERS MARC UNIT 707
55	1200 MAIN ST	WHITE JESSICA UNIT 708
56	1200 MAIN ST	HERICKS JAMES & HERICKS SHELLY
57	1200 MAIN ST	BAKER WILLIAM H III

2/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1200 MAIN ST	MATZ TIMOTHY L & PATRICE A
59	1200 MAIN ST	DANIEC MONICA UNIT 713
60	1200 MAIN ST	BLACK PAUL
61	1200 MAIN ST	HAQUE NAZ & HAQUE MUHAMMAD
62	1200 MAIN ST	SCHNAPPAUF MICHAEL STE 803
63	1200 MAIN ST	ALANIZ GEORGE R JR & ANEESA T HOJAT
64	1200 MAIN ST	CHANEY GARY WAYNE 1992 FAMILY TRUST
65	1200 MAIN ST	NGUYEN MICHAEL
66	1200 MAIN ST	BENEVENTI MARK FRANCIS
67	1200 MAIN ST	DU YALI
68	1200 MAIN ST	KORE ALTIN APT 2304
69	1200 MAIN ST	SAIED ANNA M
70	1200 MAIN ST	FAIRCHILD MELISSA
71	1200 MAIN ST	BURNS CHRISTOPHER J UNIT 812
72	1200 MAIN ST	PRESBY MARK M & LORRIE L UNIT 901
73	1200 MAIN ST	CRIST EUGENE SCOTT
74	1200 MAIN ST	PATEL JAYSHREE & PATEL SANJAY
75	1200 MAIN ST	ELLER TOM & ROBYN UNIT 905
76	1200 MAIN ST	KAHANE DENNIS SPENCER
77	1200 MAIN ST	SULLIVANMCMULLEN DAVID UNIT 907
78	1200 MAIN ST	SALEEM ADEEL
79	1200 MAIN ST	PARK STEPHEN
80	1200 MAIN ST	MOBLEY HENRY B JR
81	1200 MAIN ST	ROMACK FAMILY LIVING TRUST
82	1200 MAIN ST	THEIS LANGSTON UNIT 912
83	1200 MAIN ST	CAREY GABRIELLE
84	1200 MAIN ST	IPPOLITO MARTA
85	1200 MAIN ST	BROWN GLENN ALAN UNIT 1003
86	1200 MAIN ST	ROMERO GERALD & LOURDES
87	1200 MAIN ST	PATRA DEEPAK
88	1200 MAIN ST	SMITH RICHARD

2/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1200 MAIN ST	KEANE JUSTIN SCOTT &
90	1200 MAIN ST	CHOY MIRNA % METROPOLITAN
91	1200 MAIN ST	STEGER SUSAN Z
92	1200 MAIN ST	OROZCO CARLOS A
93	1200 MAIN ST	SALVANT BRIAN
94	1200 MAIN ST	DOMINGUEZ JOSE R & ZOILA
95	1200 MAIN ST	GRIEGO MANUEL R JR & DEBRA
96	1200 MAIN ST	LO TYRONE & PILAR
97	1200 MAIN ST	MA MAU & JUYEI
98	1200 MAIN ST	THOMAS BIJU
99	1200 MAIN ST	PATRO LOKANATH
100	1200 MAIN ST	IPPOLITO DAVIDE MICHAEL
101	1200 MAIN ST	MADDERRA RHONDA & FARON
102	1200 MAIN ST	LIN JEFF P UNIT 1108
103	1200 MAIN ST	SENDKER JAN
104	1200 MAIN ST	RADFORD TRACI UNIT 1111
105	1200 MAIN ST	ROMIG RANDALL UNIT 1112
106	1200 MAIN ST	BRAUM EARL E JR DBA INTERVEST ENGINEERIN
107	1200 MAIN ST	QUACH LINH
108	1200 MAIN ST	MORAIS JUSTIN
109	1200 MAIN ST	TRAN DONG V
110	1200 MAIN ST	MCCANS WILLIAM
111	1200 MAIN ST	HOSKINS BRIAN
112	1200 MAIN ST	PARKER PHILLIP & MELANIE PARKER
113	1200 MAIN ST	BARGANIER NORA D & MICHAEL G
114	1200 MAIN ST	LITTLE STERLING UNIT 1210
115	1200 MAIN ST	LIN XIEQING
116	1200 MAIN ST	ASHON HASSEB
117	1200 MAIN ST	WEBER DANIEL T & GAIL G UNIT 1213
118	1200 MAIN ST	KHUNTIA ASHOK
119	1200 MAIN ST	KOUROSH INVESTMENT LLC

2/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1200 MAIN ST	CHAUDHRY JAMAL AZIZ UNIT 1405
121	1200 MAIN ST	MICHULKA GEORGE & MICHULKA NONY
122	1200 MAIN ST	BYRUM TADD A & UNIT 1407
123	1200 MAIN ST	HUTCHINSON ANDREW F II
124	1200 MAIN ST	DAO BAO D
125	1200 MAIN ST	THOMAS MONA
126	1200 MAIN ST	BENTLEY BRIAN D
127	1200 MAIN ST	GREEN KAREN S
128	1200 MAIN ST	ZANDER GREG W
129	1200 MAIN ST	SALVANT WAYNE F & BEVERLY B
130	1200 MAIN ST	YATES RALPH & FAYE UNIT 1503
131	1200 MAIN ST	HILL DANIEL &
132	1200 MAIN ST	HIBSID 1 LLC
133	1200 MAIN ST	TRIPP THOMAS UNIT 4405
134	1200 MAIN ST	KOKES KEVIN K & UNIT 1507
135	1200 MAIN ST	COCHRAN TYLER
136	1200 MAIN ST	JAIN NEHA
137	1200 MAIN ST	METROPOLITAN 1510 LLC
138	1200 MAIN ST	KHAN MOIN
139	1200 MAIN ST	MURPHY SEAN A & STACY D
140	1200 MAIN ST	DAVIS STEPHEN J
141	1200 MAIN ST	NARAN ASHOK
142	1200 MAIN ST	LANCASTER PHILLIP & IRENE
143	1200 MAIN ST	POLANCO PAUL UNIT 1608
144	1200 MAIN ST	DAMANI ANIRUDH A UNIT 1609
145	1200 MAIN ST	PROCTOR RICHARD P REVOCABLE TRUST
146	1200 MAIN ST	SOLE GARY & SOLE KATHLEEN
147	1200 MAIN ST	PATTERSON JEFF
148	1200 MAIN ST	STRINGER CHRISTOPHER & KATIE
149	1200 MAIN ST	STROTHMAN RHONDA K
150	1200 MAIN ST	DANIEL SAM

2/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1200 MAIN ST	BROWNELL SUSAN K &
152	1200 MAIN ST	ALVAREZ DAVID & REVOCABLE TRUST
153	1200 MAIN ST	AHUMADA MUCIO UNIT 1708
154	1200 MAIN ST	LESTER MARY C
155	1200 MAIN ST	MOORE ARROYO AYSHA UNIT 1710
156	1200 MAIN ST	CHAFFIN LYNDAL A
157	1200 MAIN ST	HUMES EDUARDO
158	1200 MAIN ST	VIRANI ASIF
159	1200 MAIN ST	JACKSON JILL A UNIT 1803
160	1200 MAIN ST	DIXON ADAM
161	1200 MAIN ST	BADMAND HOLDINGS LLC
162	1200 MAIN ST	CARTON JEFF
163	1200 MAIN ST	ABDULWAHAB MANNIE
164	1200 MAIN ST	LIN JAMES
165	1200 MAIN ST	CRIST E SCOTT
166	1200 MAIN ST	ZOLLER ROBERT W
167	1200 MAIN ST	MDH 1200 MAIN LP
168	1200 MAIN ST	KOERBER ELLEN &
169	1200 MAIN ST	RICHARDS GILL & ELIZABETH ANN
170	1200 MAIN ST	NATHAL JULIO
171	1200 MAIN ST	SLAUGHTER JUSTIN UNIT 1906
172	1200 MAIN ST	POON PHILIP
173	1200 MAIN ST	HUDSON SAMUEL L & KALYNN K
174	1200 MAIN ST	ROMERO ROBERT R &
175	1200 MAIN ST	RICHARDS GILL & EZLIABETH ANN
176	1200 MAIN ST	HAGLER TRENT L
177	1200 MAIN ST	ALDINGER CRAIG & LAUREN M
178	1200 MAIN ST	MUEHLENWEG ROBERT J & CHRISTINE
179	1200 MAIN ST	CHAUDHRY JAMAL
180	1200 MAIN ST	OLTMAN GREGG UNIT 2005
181	1200 MAIN ST	GIBSON MICHAEL CHANNING

2/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1200 MAIN ST	CHANG LAWRENCE SHEYLUN
183	1200 MAIN ST	FARTHING DANIEL
184	1200 MAIN ST	FICKEL MATTHEW & MARY BETH
185	1200 MAIN ST	IPPOLITO GIUSEPPINA C
186	1200 MAIN ST	HENSLEY DALLAS W & VIRGINIA K
187	1200 MAIN ST	MCCLAIN JONI L
188	1200 MAIN ST	TARVER CHRISTOPHER T & MONIQUE
189	1200 MAIN ST	YING KEN W
190	1200 MAIN ST	HWANG HELEN
191	1200 MAIN ST	MOVVA SATYANARAYANA
192	1200 MAIN ST	PERRY BEVERLY UNIT 2109
193	1200 MAIN ST	FOX JEFFREY L
194	1200 MAIN ST	QUINN CRAIN A & NATALIE L
195	1200 MAIN ST	WAYGOOD PATRICK S & PARKER ROBERT W
196	1200 MAIN ST	DURRA OMAR
197	1200 MAIN ST	PHILLIPS DAVID G
198	1200 MAIN ST	MARKHOFF STEVEN UNIT 2205
199	1200 MAIN ST	GRANT JASON A & MARIA UNIT 2206
200	1200 MAIN ST	COOKSEY CHARLES N UNIT 2207
201	1200 MAIN ST	CUNNINGHAM THOMAS G
202	1200 MAIN ST	POWERS A MARKS
203	1200 MAIN ST	PERRI ANTHONY J III MD
204	1200 MAIN ST	MERRITT THOMAS JOSEPH
205	1200 MAIN ST	LUDWIG CURTIS A
206	1200 MAIN ST	PATEL AMIR B
207	1200 MAIN ST	KNIFE LUTHER DASSON III
208	1200 MAIN ST	IPPOLITO ESTER
209	1200 MAIN ST	MOORE MARIJANA & MOORE CLARENCE E II
210	1200 MAIN ST	NAIDU EUPHRASIA RANI
211	1200 MAIN ST	BOWENS BARRY C
212	1200 MAIN ST	KRIDER SUE E

2/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1200 MAIN ST	BORICHEVSKY BRIAN & AMANDA
214	1200 MAIN ST	ENGRAM AARON
215	1200 MAIN ST	COX JOHN VERNON & GAY GAYLE UNIT 2401
216	1200 MAIN ST	COX JOHN VERNON &
217	1200 MAIN ST	SMITH LAURA
218	1200 MAIN ST	BIERI MATTHEW B & REBECCA
219	1200 MAIN ST	GILMAN ALEX
220	1200 MAIN ST	MOTGI GURUBASAPPA V & SHASHI R MOTGI
221	1200 MAIN ST	SARDARABADI ABDOL M & DICKSON DEBRA
222	1200 MAIN ST	ACKER PARLEY E III
223	1200 MAIN ST	WATTS JAMES T & WATTS MARCIA
224	1200 MAIN ST	WELKER EDWARD & JOANNE
225	1200 MAIN ST	TRAMMELL DUANE &
226	1200 MAIN ST	CORCORAN SHAWN M & CARRIE A
227	1200 MAIN ST	MAURER IAN S
228	1200 MAIN ST	MERCHANT REHAN I & BHULA ROSHNI
229	1200 MAIN ST	REAGANS KIMBERLY
230	1200 MAIN ST	WAYGOOD DAVID NEAL & LISA
231	1200 MAIN ST	PERRI ANTHONY JOSEPH III
232	1200 MAIN ST	PERRI ANTHONY J III
233	1200 MAIN ST	CALDWELL ROGER W & KIMBERLY S
234	1200 MAIN ST	BELGAUM LLC

FILE NUMBER: Z123-151(AB)

DATE FILED: December 10, 2012

LOCATION: Southeast corner of Lake June Road and Glenclyff Drive

COUNCIL DISTRICT: 5

MAPSCO: 59-J

SIZE OF REQUEST: ±0.420 acres

CENSUS TRACT: 118.00

REPRESENTATIVE: Aranda Planning Consultants

APPLICANT/OWNER: Sergio Garcia

REQUEST: An application for an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant has proposed to construct a one-story building and has not defined a specific use for the property at this time.

STAFF RECOMMENDATION: Denial

BACKGROUND INFORMATION:

- The ±0.420-acre request site is currently undeveloped.
- The applicant proposes to build a one-story brick building which will operate as a use permitted under a NS(A) Neighborhood Services District with deed restrictions volunteered by the applicant.
- The applicant has volunteered deed restrictions to limit the uses that may negatively impact the adjacent residential uses. The applicant has set a maximum structure height of 30 feet and required all exterior materials (excluding windows and doors) for new structures to be constructed with masonry.
- The request site is surrounded by residential to the north, south, east, and west.

Zoning History:

There have been no recent zoning cases on the subject property.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lake June Road	Principal Arterial	Variable Width

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	R-7.5(A)	Single-family residential
South	R-7.5(A)	Single-family residential
East	R-7.5(A)	Single-family residential
West	R-7.5(A)	Single-family residential

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The subject site is identified as being within a Residential Neighborhood Building Block on the *forwardDallas! Vision Illustration*. While single family dwellings are the dominate land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

LAND USE ELEMENT

Goal 1.1: Promote desired development.

Policy 1.1.5: Use Vision Building Blocks as a general guide for desired development patterns

Land Use Compatibility:

The ±0.420-acre request site is currently undeveloped and is rectangular in shape. The request site is adjacent to existing single-family residential to the east, south and west. Lake June Road is a principal arterial and borders the north side of the site. To the north of Lake June Road is single-family residential.

The applicant's request for a NS(A) Neighborhood Service District will allow for the development of a use permitted under NS(A) zoning. The applicant has proposed a 3,360 sq. ft., one story, brick building (subject to change).

The applicant has offered deed restrictions limiting height of development, and building materials.

Staff's recommendation is denial because the applicant's request is inconsistent with the intent of the Dallas Development Code as the subject property is surrounded by single-family residential on all sides.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
NS(A) Neighborhood Service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories*	40%	**	Retail & personal service, office
*Per offered deed restrictions, Height would be limited to 30', one story							
** Per offered deed restrictions, Special Standards would be placed on architectural style and hours of operation							

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Construction and Development has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a NS(A) Neighborhood Service District will be determined by the specific use and total square footage of the proposed development.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended.

**PROPOSED DEED RESTRICTIONS:
DEED RESTRICTIONS**

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS)

I.

The undersigned, Sergio Garza, ("the Owner") is the owner of the following described property ("the Property"), being in particular a portion of the of the north one-half (1/2) of block 13/6662 of the Lake June Addition, an addition to the City of Dallas, Texas according to the map thereof recorded in Volume 3, Page 371 of the Map Records of Dallas County, Texas. And being a part of Tract 13 (thirteen) of Lake June Addition, an addition to the City of Dallas, Texas according to the revised map recorded in Volume 3, Page 371 of the Map Records of Dallas County, Texas, said portion being more particularly described by metes and bounds as follows:

BEGINNING at set ½ inch iron rod at the intersection of the south line of Lake June Road, an 80 foot right-of-way, with the east line of Glencliff Drive, a 50 foot right-of-way, said beginning point also being the northwest corner of the herein described tract;

THENCE South 89 degrees 57 minutes 36 seconds East, with the south line of Lake June Road, 134.97 feet to a found ½ inch iron rod for the northeast corner of the herein described tract;

THENCE South 01 degree 03 minutes 53 seconds East, with the east line of this tract, a distance of 131.54 feet to a point for the southeast corner of the herein described tract, from which a found ½ inch iron rod bears south 00 degrees 09 minutes west, a distance of 0.59 feet;

THENCE South 88 degrees 54 minutes 07 seconds West, 134.94 feet to a set ½ inch iron rod, in the east line of Glencliff Drive;

THENCE North 01 degrees 05 minutes 53 seconds West, with the east line of Glencliff Drive, 137.19 feet to the Point of Beginning and containing 18,332 square feet or 0.4208 acres of land.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

- (1) Maximum structure height is 30 feet.
- (2) Excluding windows and doors, exterior material for all structures must be masonry.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

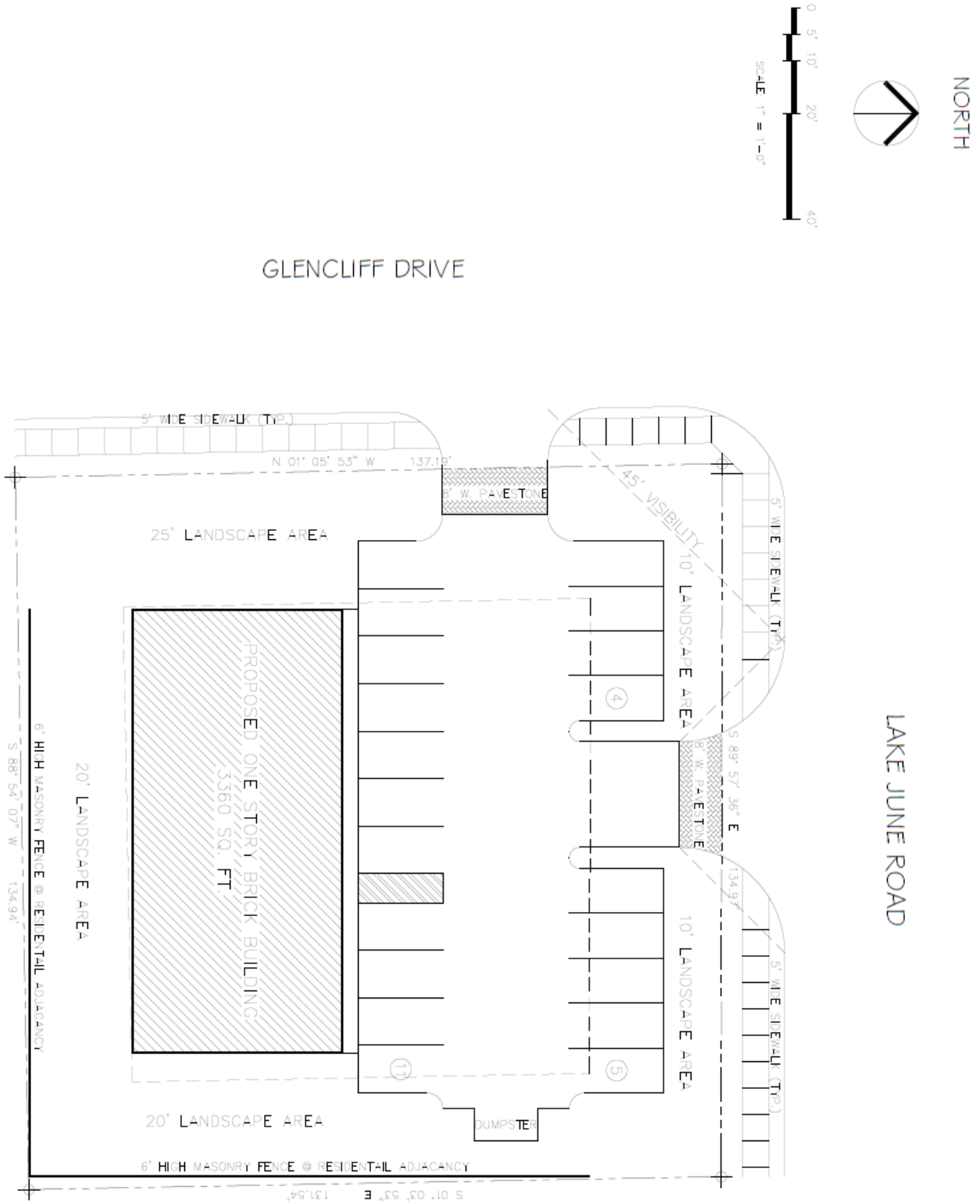
VI.

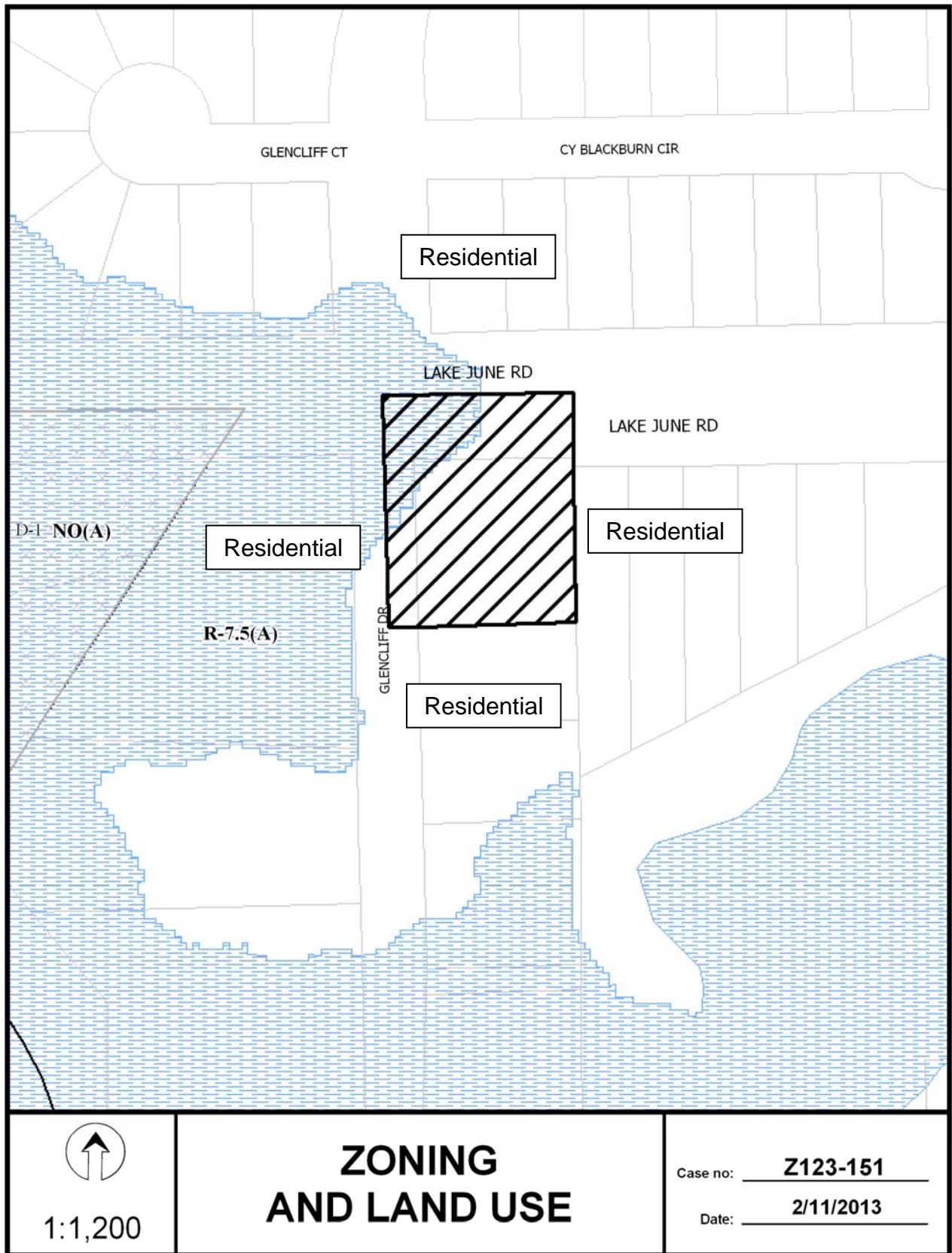
The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final

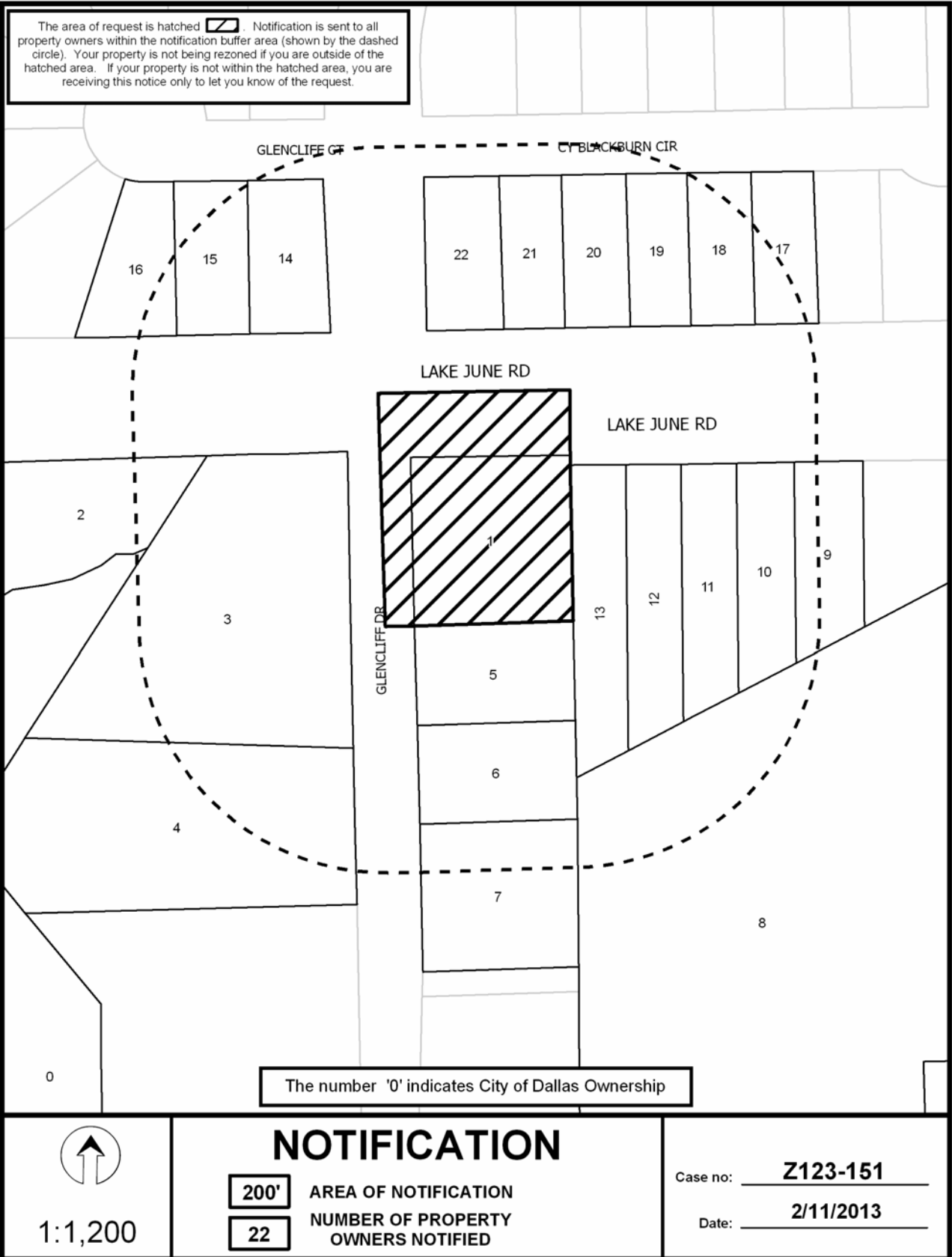
Z123-151 (AB)

inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

Please note that the site plan is for illustrative purposes only and is subject to change.







2/7/2013

Notification List of Property Owners

Z123-151

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9208 LAKE JUNE RD	GARCIA SERGIO
2	9130 LAKE JUNE RD	PEREZ ELIZABETH ABREU
3	1231 GLENCLIFF DR	AGUIRRE EDWARD JR
4	1207 GLENCLIFF DR	WHITLEY ROBERT L & BRENDA
5	1226 GLENCLIFF DR	MARTINEZ ANTONIA
6	1218 GLENCLIFF DR	AGUIRRE EDUARDO & JOVITA
7	1206 GLENCLIFF DR	AGUIRRE EDUARDO
8	9400 LAKE JUNE RD	MORRIS JAMES T JR ET AL
9	9306 LAKE JUNE RD	AVALOS VIRGINIA
10	9230 LAKE JUNE RD	DELACRUZ GABRIELA
11	9226 LAKE JUNE RD	SAUCEDO JOSE
12	9222 LAKE JUNE RD	AGUINAGA LEOPOLDO
13	9218 LAKE JUNE RD	LIRA POLICARPIO
14	1303 GLENCLIFF CT	CONTRERAS LISA
15	1307 GLENCLIFF CT	OTERO EMILIO T
16	1311 GLENCLIFF CT	LEAL JOSE
17	1324 CY BLACKBURN CIR	ALVARADO ALFONSO
18	1320 CY BLACKBURN CIR	DELGADO EDWARD & MARIE D
19	1316 CY BLACKBURN CIR	SMITH VALARIE L WILLIS & GLENN A
20	1312 CY BLACKBURN CIR	GRIFFIN ARMAGENES K
21	1308 CY BLACKBURN CIR	STEWART RONELL
22	1304 CY BLACKBURN CIR	MOLETT RHONDA K